

PB# 04-08

**73 Windsor Hwy.
(SP)**

9-1-36

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 1-12-05

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#54-2005

01/12/2005

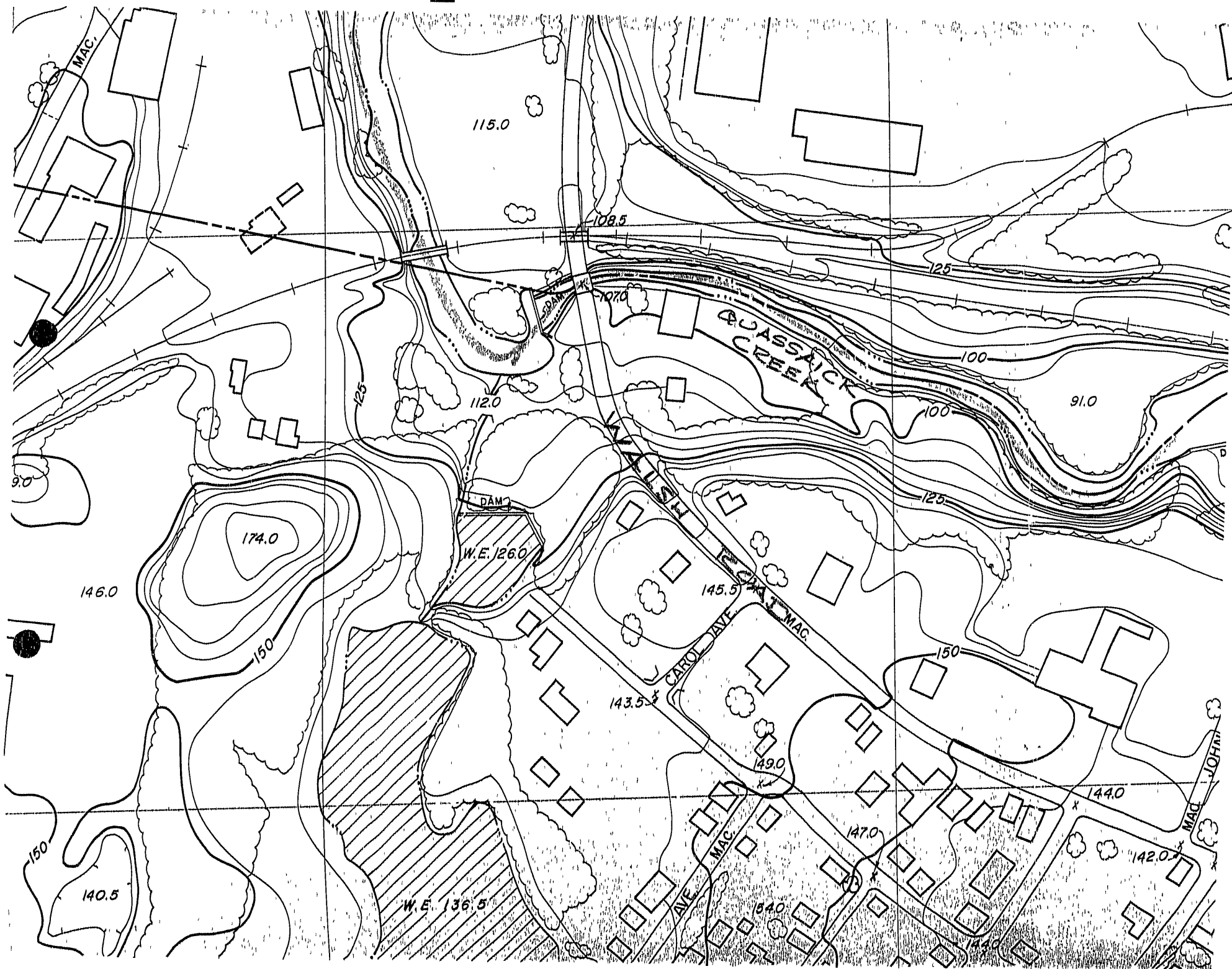
Sandcastle Homes, Inc.
P O Box 487
Cornwall On Hudson, NY 12520

Received \$ 125.00 for Planning Board Fees, on 01/12/2005. Thank you for
stopping by the Town Clerk's office.

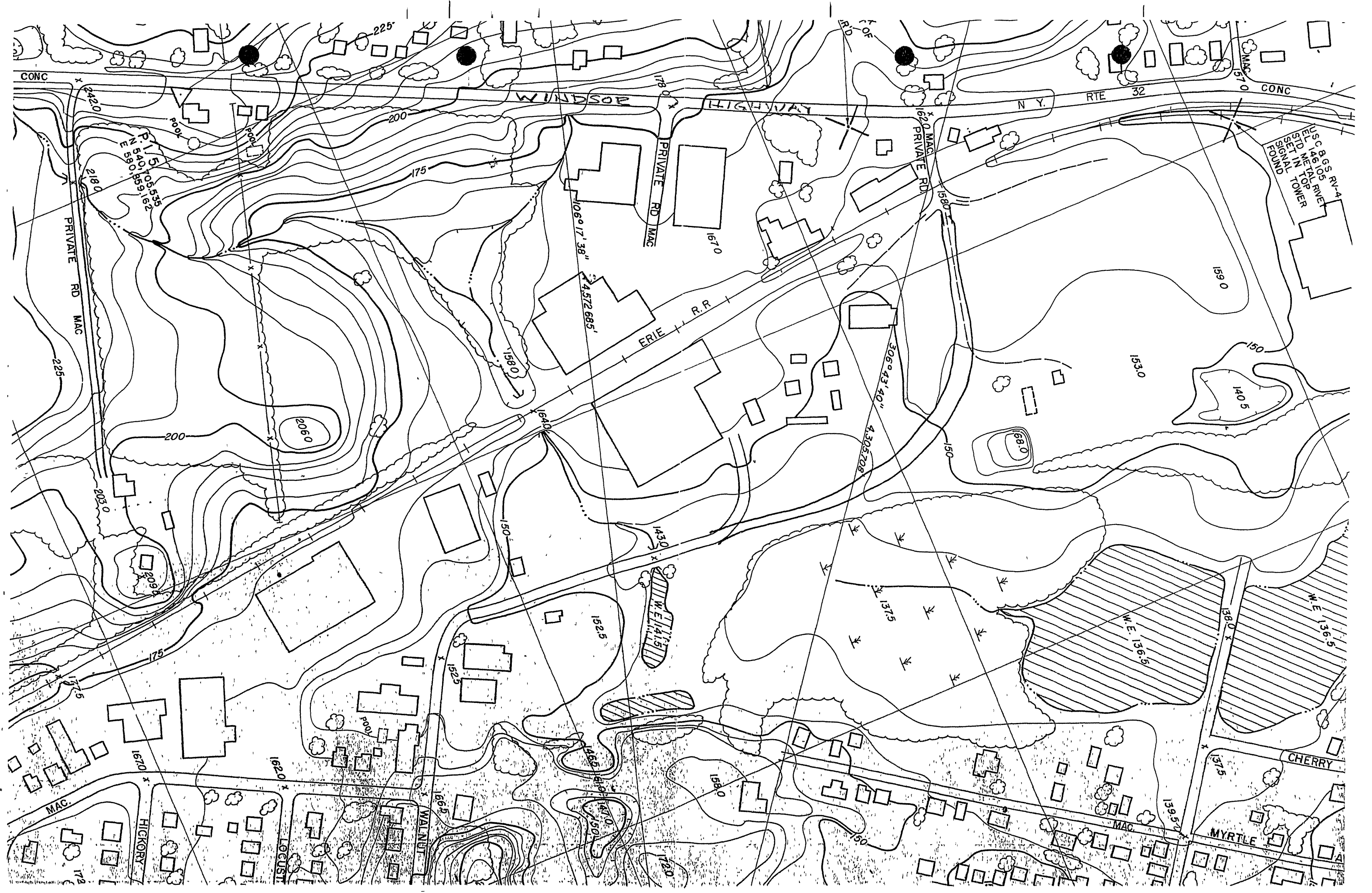
As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 04-08 *approved*







PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/01/2004	2% OF 118,598. INSPECT FE	CHG	2372.00		
01/12/2005	REC. CK. #6863	PAID		2372.00	
		TOTAL:	2372.00	2372.00	0.00


1/12/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/12/2005	PLANS STAMPED	APPROVED
09/08/2004	P.B. APPEARANCE - PUB HEAR . NO PUBLIC COMMENT AT PUBLIC HEARING - NEED COST ESTIMATE . APPROVED CONDITIONALLY	CL PH: APPRO COND
07/28/2004	P.B. APPEARANCE	SCHED PH
04/14/2004	P.B. APPEARANCE	ADDRESS MARK'S COM
03/31/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/12/2004	EAF SUBMITTED	04/12/2004	WITH APPLICA
ORIG	04/12/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/12/2004	LEAD AGENCY DECLARED	07/28/2004	TOOK LA
ORIG	04/12/2004	DECLARATION (POS/NEG)	07/28/2004	DECL NEG DEC
ORIG	04/12/2004	SCHEDULE PUBLIC HEARING	07/28/2004	SCHED PH
ORIG	04/12/2004	PUBLIC HEARING HELD . NO PUBLIC PRESENT OR COMMENT	09/08/2004	CLOSED PH
ORIG	04/12/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	04/12/2004	PRELIMINARY APPROVAL	/ /	
ORIG	04/12/2004		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/27/2004	MUNICIPAL HIGHWAY	/ /	
REV1	07/27/2004	MUNICIPAL WATER	/ /	
REV1	07/27/2004	MUNICIPAL SEWER	/ /	
REV1	07/27/2004	MUNICIPAL FIRE	/ /	
REV1	07/27/2004	NYS DOT	/ /	
ORIG	04/12/2004	MUNICIPAL HIGHWAY	07/27/2004	SUPERSEDED BY REV1
ORIG	04/12/2004	MUNICIPAL WATER	07/27/2004	SUPERSEDED BY REV1
ORIG	04/12/2004	MUNICIPAL SEWER	07/27/2004	SUPERSEDED BY REV1
ORIG	04/12/2004	MUNICIPAL FIRE	04/13/2004	DISAPPROVED
ORIG	04/12/2004	NYS DOT	07/27/2004	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/01/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
01/12/2005	REC. CK. #6862	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00

Central Valley Real Estate, Inc.

PO Box 487

Cornwall-on-Hudson, NY 12520

Phone (845)558-7293

Via Hand Delivery 1/7/05

TO: Myra Mason, Secretary Town of New Windsor Planning Board

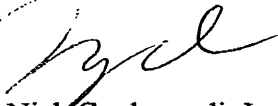
FROM: Nick Cardaropoli, Jr.

DATE: January 7, 2005

RE: Fee's Due – P.B. #04-08 – 73 Windsor Highway

Please find attached Check #6862 in the amount of \$125.00 representing the approval Fee and Check #6863 in the amount of \$2,372.00 representing the inspection fee for the above referenced project. Once the plans are stamped please call me at (845) 558-7293 so I can pick them up.

Regards,



Nick Cardaropoli, Jr.

Cc: Mr Greg Shaw



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

November 16, 2004

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREG SHAW, P.E.

SUBJECT: FEES DUE - P.B. #04-08 - 73 WINDSOR HIGHWAY

Dear Greg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.


Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 125.00
Check #2 - 2% of \$118,598. Inspect Fee.....	2,372.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,


Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-I
11/01/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

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LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/01/2004	2% OF 118,598. INSPECT FE	CHG	2372.00		
			-----	-----	-----
		TOTAL:	2372.00	0.00	2372.00



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

RECEIVED

OCT 22 2004

BUILDING DEPARTMENT

MAIN OFFICE

39 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

MEMORANDUM

(via fax)

21 October 2004

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: 73 WINDSOR HIGHWAY SITE PLAN – PROJECT COST ESTIMATE
PLANNING BOARD APPLICATIONS NO. 04-03**

Our office has reviewed the cost estimate submitted for the subject project. Some minor corrections were required, per the attached markup.

It is our opinion that the estimate should be set at an amount of \$118,598.

The fee associated with the review of the site work by the Town is \$ 2372.

Contact me if you have any questions concerning the above.

REGIONAL OFFICES

**• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •**

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

October 8, 2004

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Addition For 73 Windsor Highway
Town Of New Windsor

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the 73 Windsor Highway. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	3,025 S.Y.	\$ 14	\$ 42,350
Pavement Markings	970 L.F.	\$.40	\$ 388
Misc. Pavement Markings	L.S.	\$ 250	\$ 250
Handicap Sign/Striping	2	\$ 125	\$ 250
Building Directional Signs	11	\$ 100	\$ 1,100
Masonry Retaining Wall	420 L.F.	\$ 40	\$ 16,800
Concrete Curbing	715 L.F.	\$ 10	\$ 7,150
Concrete Sidewalks	214 S.Y.	\$ 35	\$ 7,490
Split Rail Fence	370 L.F.	\$ 12	\$ 4,440
Catch Basins	4	\$ 1,000	\$ 4,000
15" Storm Drain Piping	430 L.F.	\$ 20	\$ 8,600
Rip-Rap Channel	360 L.F.	\$ 30	\$ 10,800
Refuse Enclosure	L.S.	\$ 1,500	\$ 1,500

Chairman James Petro and
Members of the Planning Board (Cont'd)

-2-


October 8, 2004

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Pole With Single Luminaire	4	\$ 900	\$ 3,600
Trees	7	\$ 125	\$ 875
Shrubs	71	\$ 25	\$ 1,775
Total			\$

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 2,227.36.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

Cc: Nick Cardaropoli Jr , Central Valley Real Estate

Law Engineering**Consulting Engineers**

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

October 6, 2004

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Addition For 73 Windsor Highway
Town Of New Windsor

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the 73 Windsor Highway. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	3,025 S.Y. ✓	\$ 14	\$ 42,350
Pavement Markings	1200 870 L.F.	\$.40	\$ 388 480
Misc. Pavement Markings	L.S. ✓	\$ 250-	\$ 250
Handicap Sign/Striping	3 2	\$ 125 150	\$ 250 450
Building Directional Signs	11	\$ 100	\$ 1,100
Masonry Retaining Wall	420 L.F.	\$ 40	\$ 16,800
Concrete Curbing	984 715 L.F.	\$ 10 "	\$ 7,150 10,824
Concrete Sidewalks	214 S.Y. ✓	\$ 38 36	\$ 7,490 7,704
Split Rail Fence	370 L.F.	\$ 12	\$ 4,440
Catch Basins	4 ✓	\$ 1,000 1100	\$ 4,000 4,400
15" Storm Drain Piping	430 L.F. ✓	\$ 20	\$ 8,600
Rip-Rap Channel	360 L.F.	\$ 30	\$ 10,800
Refuse Enclosure	L.S.	\$ 1,500	\$ 1,500
F&S	1	250	250

Chairman James Petro and
Members of the Planning Board (Cont'd)

-2-

October 8, 2004

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Pole With Single Luminaire	4 ✓	\$ 900 1500	\$ 3,600 6,000
Trees	7 ✓	\$ 125 ✓	\$ 875
Shrubs	71 ✓	\$ 25 ✓	\$ 1,775
Total			\$ 118,598

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 2,227.96.

Respectfully submitted,


SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mmv

Cc: Nick Cardaropoli Jr., Central Valley Real Estate

2371.96

 10/26/04

TOWN OF NEW WINDSOR
PLANNING BOARD OFFICE
845-563-4615

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD
DATE: NOVEMBER 16, 2004
SUBJECT: ESCROW REFUND FOR 73 WINDSOR HWY

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 121.40 TO CLOSE OUT
ESCROW FOR:**

PB FILE #04-08

NAME: CENTRAL VALLEY REAL ESTATE INC.

ADDRESS: P.O. BOX 487

CORNWALL-ON-HUDSON, NY 12520

THANK YOU,

MYRA

11/16/04
L.R.
✓

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/16/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION
APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2004	REC. CK. #6596	PAID		750.00	
04/14/2004	P.B. ATTY. FEE	CHG	35.00		
04/14/2004	P.B. MINUTES	CHG	22.00		
07/28/2004	P.B. ATTY FEE	CHG	35.00		
07/28/2004	P.B. MINUTES	CHG	16.50		
09/08/2004	P.B. ATTY. FEE	CHG	35.00		
09/08/2004	P.B. MINUTES	CHG	49.50		
11/01/2004	P.B. ENGINEER FEE	CHG	435.60		
		TOTAL:	628.60	750.00	-121.40

To be returned

AS OF: 11/01/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 8

FOR WORK DONE PRIOR TO: 11/01/2004

TASK-NO	REC	--DATE--	TRAM	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
4-8	243333	03/31/04	TIME	MJE	WS 73 WINDSOR HWY ROYAL	99.00	0.50	49.50			
4-8	244613	04/14/04	TIME	MJE	MC 73 WINDSOR HWY S/P	99.00	0.90	89.10			
								138.60			
4-8	250540	05/24/04			BILL 04-543					-138.60	
										-138.60	
4-8	259351	07/21/04	TIME	MJE	WS 73 WINDSOR HWY S/P	99.00	0.40	39.60			
4-8	260460	07/28/04	TIME	MJE	MC 73 WINDSOR HWY S/P	99.00	0.70	69.30			
								108.90			
4-8	260482	08/04/04			BILL 04-852 8/4/04					-108.90	
										-108.90	
4-8	265750	09/07/04	TIME	MJE	MC 73 WINDSOR S/P AM	99.00	0.50	49.50			
4-8	265353	09/08/04	TIME	MJE	MM 73 Windsor Cond APPL	99.00	0.10	9.90			
4-8	271950	10/21/04	TIME	BMM	MR ESTIMATE REVIEW	99.00	0.50	49.50			
4-8	272603	10/21/04	TIME	MJE	MC 73 WINDSOR HWY S/P	99.00	0.30	29.70			
4-8	272606	10/21/04	TIME	MJE	MC MEMO RE COST EST	99.00	0.50	49.50			
					TASK TOTAL			435.60	0.00	-247.50	188.10
					GRAND TOTAL			435.60	0.00	-247.50	188.10

PUBLIC HEARING:

73 WINDSOR HIGHWAY SITE PLAN (04-08)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Proposed 10,500 square foot building for storage in a retail zone with additional parking. It was reviewed at the 14 April, 2004, 28 July, 2004 Planning Board meetings. It's in a C zone, bulk information on the plan is correct for the zone and uses. The site is in conformance with the zoning with the exception of the pre-existing, non-conforming conditions and we went over that the last two meetings which in reality you're going to improve with the layout of the parking. I think we had a couple concerns, one was I think with the wall and the second was with the drainage that's taking the water across from 32 down in the swale and I had asked you where it goes?

MR. SHAW: Correct.

MR. PETRO: That's the bottom line. You want to add anything to the last presentation, Greg? I'd rather open it to the public.

MR. SHAW: One more issue that was on the table and that was the retaining wall and the fence behind it. And in speaking with your building inspector and your engineer, I do not believe there's any requirement in the Town of New Windsor requiring a wall, a fence behind a retaining wall other than common sense. So with that, we will be more than happy to provide a split rail fence with black vinyl coated PVC chain link fence attached to it to preclude anybody from possibly falling over the wall, that's going to be along the entire length of the wall, probably 80 percent of the wall is in the range of three to five feet. We do have

about a 60 foot section which varies from five feet to nine feet but at what point do you stop with the fence and say the wall is not high enough to warrant it. So we felt that if we put it along the entire length that would be more than prudent.

MR. PETRO: On the 28th day of August 2004, 13 addressed envelopes containing notice of public hearing were mailed. If someone is here who'd like to speak for or against or just make comment on this application, be recognized by the Chair, come forward, state your name and address and your concerns. Would anyone like to speak? The Chair notices that there's no one here to speak.

MR. ARGENIO: Make a motion to close the public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board close the public hearing for the 73 Windsor Highway site plan. Is there any further comment? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will reopen it back to the board for any further comment. We have looked at this three or four times. Mark, do you have any outstanding comments? I didn't read the sheet yet.

MR. EDSALL: The only question that I would ask if Andy's familiar with is my comment number 3 relative to

the Orange County Planning Department reimposing their jurisdiction on review of projects within 500 foot of the state highway, inasmuch as this application has been active and was before the board prior to the September 1st date, do we need to send it to them now or is it only new?

MR. PETRO: I have 14 of April, 2004 is when we started and workshop before then.

MR. EDSALL: Just seeing if we can get a read as to General Municipal Law 239, if we have to send it now or because it was in review already it doesn't apply.

MR. KRIEGER: Because it was in review it ought not to apply but the General Municipal there may carve out an exception to the General Municipal Law 239 and I personally am not aware of the reasons why they have rescinded that, I suspect that those reasons may be legally compelled.

MR. EDSALL: The intermunicipal agreement that allowed a limitation of the referrals expired and the county decided not to extend it is really what happened so it expired.

MR. KRIEGER: Leaving the--

MR. EDSALL: When this application was made, the agreement was in effect so I'll leave it to the board to decide if they would just want to proceed.

MR. KRIEGER: Even if the board decides not to require it which it may, the applicant may wish to do that anyway so as to not run a risk. That's up to them.

MR. PETRO: Let's do it that way. We're not going to require you, you've have been here, you're just missing it by a short period of time but talk to your client, you may want to forward a plan as a sign of good will,

I'll leave it in your hands. Back to the other thing that seems to be more important to me than what we just discussed, I'm surprised nobody showed up, that's why we had the public hearing. Where does the water go?

MR. SHAW: Well, that's a good question. Two issues, one is how much water are we talking about and what I'd like to present are photos which I took today of the site.

MR. PETRO: I went to the site myself, by the way.

MR. SHAW: On the southerly portion of the site as you can see, a very good portion of it is a combination of oil and chip surface paving, pieces of shale, impervious surfaces, so by virtue of the fact of us probably adding another half an acre of impervious area to the site is not going to generate a lot of runoff so that's point a that we're not in my opinion we're not talking about a lot of water. Point B is where does it run? All right, and I gave a copy of this to your consulting engineer, I don't have enough copies so you're going to have to share this you'll see on the plan Windsor Highway, the building itself is marked in red, the drainage course you're referring to moves in this fashion, it also picks up the drainage course which is coming through Devitt's, it crosses under Conrail, starts heading for this large wetland area, continues through the wetland area into the little falls area, okay, and then just discharges directly under Walshes Road into the Quassaick Creek. So it really doesn't go through Clancytown and you can tell by the contours that's the drainage path so it's pretty innocuous as far as there being an increase in runoff and won't be affected by it and again, your engineer has a copy of that and he may want to give his thoughts.

MR. PETRO: He thinks he answered my question. What about once it gets in the river? Okay, that's a good

job. Now I went down there and looked and it is quite large, it goes underneath, is this the tracks here?

MR. SHAW: Yes.

MR. PETRO: I didn't realize that it was such an outflow there. I think the board we just wanted to have an idea because it's such a large swale where it went and I think you've answered that and we appreciate it. The swale itself is going to be made out of rip-rap, correct?

MR. SHAW: Yeah, I just want to touch on that for a second. At the last meeting, I told you I had a previous conversation with Jack Devitt who owns this building who sold it to Central Valley Real Estate. I bumped into Jack again and I talked to him about it and he said this change in the drainage system happened about 20 years ago and that the state come along and basically took the drainage and bypassed it. When we had those very heavy rain storms on the weekend of about three weeks ago when this area was literally being flooded, I took a ride to see how much water was coming through the 24 inch pipe. If we had 1 1/2 inches of water coming through that it was a lot, it was a trickle. We're putting in the rip-rap swale just so if the state in the future ever decides to do some more modifications and puts some more water in the culvert pipe for all intents and purposes, it's not needed. If you look at the many pictures, it's all grass, you have a little bit of rip-rap and the grass.

MR. PETRO: And the rip-rap is all on private property maintained by Central Valley Real Estate?

MR. SHAW: Correct.

MR. PETRO: The highway superintendent doesn't want too many more rip-rap swales. It's privately held?

September 8, 2004

8

MR. SHAW: Correct.

MR. PETRO: Mark, do you have anything else? The planning board should require that a bond estimate be submitted for the site plan in accordance with Chapter 137 of the Town Code.

MR. EDSALL: That's the only item. All the other issues have been responded to.

MR. PETRO: Do any of the members have any further comments? If not, entertain a motion for final approval.

MR. ARGENIO: Make a motion for final approval for 73 Windsor Highway site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board grant final approval to the 73 Windsor Highway, I read in that the planning board should require that a bond estimate, you heard me say it.

MR. SHAW: Absolutely.

MR. PETRO: I don't think there's any other subject-tos or anything that we have.

MR. SHAW: That the drawings reflect the addition of the fence along the retaining wall.

MR. PETRO: Roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE

September 8, 2004

9

MR. ARGENIO

AYE

MR. PETRO

AYE

73 WINDSOR HIGHWAY SITE PLAN

MR. LANDER: Mr. Edsall or Mr. Babcock, Mr. Shaw, that fence was not needed on his first application here before us even though the wall was five to six feet high, why was that?

MR. BABCOCK: I don't think we said it wasn't needed, there's no Town Law requiring that.

MR. PETRO: Common sense dictates it.

MR. EDSALL: That's part of your review so you can just require it.

MR. LANDER: What I'm trying to get at is if I put a walkway in let's say a handicapped ramp with a walkway and it's over 18 inches high I've got to have a railing.

MR. ARGENIO: ADA, that's a whole different package, baby.

MR. LANDER: I take it back, there's no handicapped access stairs to my house, I don't need it but I have to have a railing cause it's over 18 inches high.

MR. ARGENIO: State Code.

MR. BABCOCK: That's State Code plus that's, that's a landing. If there's a landing, you have to have the railings.

MR. SCHLESINGER: Wasn't there a requirement of a fence on the storage, the new storage building on 32?

MR. BABCOCK: It was a requirement because it wasn't his site plan, we required it because you gentlemen required it, actually, I don't know whether anybody required it, he put it there because he didn't want

somebody to fall off.

MR. SCHLESINGER: We required it. So are you saying that it's not a requirement for the Town, it's not really accurate, he should of just turned around and said you didn't require it but we're putting in?

MR. EDSALL: When it was mentioned and most applicants when I mentioned it at the workshop say fine.

MR. ARGENIO: It would be a foolish argument to me to not put it in.

MR. BABCOCK: Greg Shaw's asked, what he asked is what section of the code requires that so I can put it in there. There is none, he knew.

MR. PETRO: Motion to adjourn.

MR. KRIEGER: On the 22nd I may not be here.

MR. PETRO: Okay, if we run into a problem we'll table it until you get here and resolve it. Motion to adjourn?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE


September 8, 2004

73

MR. PETRO

AYE

Respectfully Submitted By:


Frances Roth
Stenographer

9/21/04



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

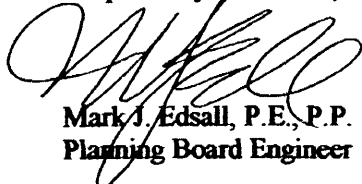
NJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: 73 WINDSOR HIGHWAY SITE PLAN AMENDMENT
(ADDITION TO BUILDING)
PROJECT LOCATION: 73 WINDSOR HIGHWAY (NYS RT. 32)
SECTION 9 - BLOCK 1 - LOT 36
PROJECT NUMBER: 04-08
DATE: 8 SEPTEMBER 2004
DESCRIPTION: THE APPLICATION PROPOSES A 10,500 S.F. ADDITION TO THE SOUTH
SIDE OF THE EXISTING BUILDING. ASSOCIATED SITE IMPROVEMENTS
ARE ALSO PROPOSED. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
14 APRIL 2004 AND 28 JULY 2004 PLANNING BOARD MEETINGS. THE
APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS
MEETING.

1. The project is located in the Design Shopping (C) zoning district of the Town. The bulk information on the plan is correct for the zone and uses. The site is in conformance with the zoning, with the exception of pre-existing non-conforming conditions regarding front yard setback and off-street parking.
2. The plan set is complete and all previous comments have already been addressed. If there are any new concerns identified at this hearing, I will be pleased to review same, as deemed appropriate by the Planning Board.
3. Effective September 1, 2004, the Orange County Planning Department resumed review of all projects and actions that meet the requirements of New York State General Municipal Law (GML 239). Effectively, all projects within 500-foot distance requirements of the State statute (to municipal boundaries; county or state park; county or state highway; county drainage channel or right-of-way; county or state property with a building; or farm operation in an agricultural district) must again be referred to the OCPD for review.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st NW04-08-08Sept04.doc

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



September 8, 2004

P.B. # 04-08

NEGATIVE DEC:

M) S) VOTE: A N

CARRIED: Y N

CARRIED: Y N

CLOSED: ☒

SCHEDULE P.H.: Y N

SEND TO DEPT. OF TRANSPORTATION: Y

VOTE: A N

Y N

M) A S) S VOTE: A 5 N 0 APPROVED: 9-8-04

VOTE: A 5 N 0

APPROVED: 9-8-04

N

Nick Cardoropoli Sr. also appeared

No Public Comment

Need Cost estimate

**PLANNING BOARD: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Site Plan for:

73 WINDSOR HIGHWAY P. B. #04-08

Applicant

**AFFIDAVIT OF
SERVICE
BY MAIL**

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **20TH** day of AUGUST, 2004, I compared the 13 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

8th day of September, 2004

Cheryl L. Canfield

Notary Public

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
#01CA6073319
Commission Expires April 22, 2006

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **SEPTEMBER 8, 2004** at 7:30 P.M. on the approval of the proposed Site Plan for **73 WINDSOR HIGHWAY** Located at **73 WINDSOR HIGHWAY** (Tax Map #Section 9, Block 1, Lot 36) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: 08-16-2004

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

TOWN OF NEW WINDSOR **REQUEST FOR NOTIFICATION LIST**

DATE: 08-12-04 PROJECT NUMBER: ZBA# _____ P.B. # 04-08

APPLICANT NAME: 73 WINDSOR HIGHWAY

PERSON TO NOTIFY TO PICK UP LIST:

GREG SHAW
P.O. BOX 2569
NEWBURGH, NY 12550

TELEPHONE: 561-3695

TAX MAP NUMBER: SEC. 9 BLOCK 1 LOT 36
SEC. _____ BLOCK _____ LOT _____
SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: 73 WINDSOR HIGHWAY
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 10964

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

August 12, 2004

Greg Shaw
P.O. Box 2569
Newburgh, NY 12550

Re: 9-1-36

PB#: 04-08

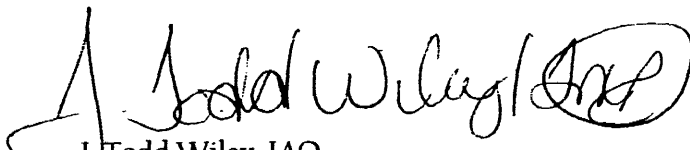
Dear Mr. Shaw:

According to our records, the attached list of property owners are across the street or abutting to the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,



J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

9-1-20.1
Route 32 Corp.
70 Windsor Highway
New Windsor, NY 12553

9-1-37.1
Occupations, Inc.
15 Fortune Road West
Middletown, NY 10940

11-1-5 & 11-1-6
John W & Mark S Clegg
10 Chapel Circle
Pine Bush, NY 12566

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Mark J Edsall, P.E. / McGoey &
Hauser Consulting Engineers, P.C.
33 Airport Center Dr. – Suite 202
New Windsor, NY 12553

9-1-33
John L Devitt
334 Angola Road
Cornwall, NY 12518

11-1-3
Louis & Sandra VanLeeuwen
70 Windsor Highway
New Windsor, NY 12553

11-1-7
Edward & Pamela Butler
78 Windsor Highway
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

9-1-35
Veronica, Robert, Richard & Carol
Adams and Rorica Corp.
1129 Miamisburg Centerville Road
Dayton, OH 45449

11-1-4
Mehmet & Ceylan Mustafa
74 Windsor Highway
New Windsor, NY 12553

George J Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

04-08

WORK SESSION DATE:

21 July 2004

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

new plan

PROJECT NAME:

73 Windsor Hwy

REPRESENTATIVES PRESENT:

G. R. Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER ☒
P/B CHMN ☐

FIRE INSP. ☐
PLANNER ☐
OTHER ☐

ITEMS DISCUSSED:

Plans look good
fix on detail

STND CHECKLIST:

PROJECT TYPE

DRAINAGE ☐

SITE PLAN

DUMPSTER ☐

SPEC PERMIT

SCREENING ☐

L L CHG.

LIGHTING ☐

SUBDIVISION

(Streetlights)

LANDSCAPING ☐

OTHER

BLACKTOP ☐

ROADWAYS ☐

APPROVAL BOX ☐

PROJECT STATUS:

ZBA Referral:

☐ Y ☐ N

Ready For Meeting

☐ Y ☐ N

Recommended Mtg Date



PROJECT: 73 Windsor Hwy P.B.# 04-08

NEGATIVE DEC:

M) AS 5 VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: **WAIVED:** No **CLOSED:**

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y ☒ N _____

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y__N__

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y___N___

CONDITIONS – NOTES:

Need fence on top of wall
Get John's approval
Schedule P.H.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: 73 WINDSOR HIGHWAY SITE PLAN AMENDMENT
(ADDITION TO BUILDING)
PROJECT LOCATION: 73 WINDSOR HIGHWAY (NYS RT. 32)
SECTION 9 – BLOCK 1 – LOT 36
PROJECT NUMBER: 04-08
DATE: 28 JULY 2004
DESCRIPTION: THE APPLICATION PROPOSES A 10,500 S.F. ADDITION TO THE
SOUTH SIDE OF THE EXISTING BUILDING. ASSOCIATED SITE
IMPROVEMENTS ARE ALSO PROPOSED. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 14 APRIL 2004 PLANNING
BOARD MEETING.

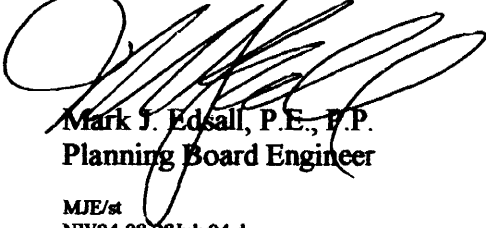
1. The project is located in the Design Shopping (C) zoning district of the Town. The bulk information on the plan is correct for the zone and uses. The site is in conformance with the zoning, with the exception of pre-existing non-conforming conditions regarding front yard setback and off-street parking.
2. The plans submitted for this meeting now include site development plans, utility plan, lighting plan, landscaping, erosion control plans, and detail plan. All requested information has been included on the plan, and any requested revision made.
3. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board should confirm the status of the SEQRA Lead Agency designation.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Mark J. Edsall', is written over the typed name and title.

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-08-28July04.doc



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

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New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

Writer's e-mail address:

mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

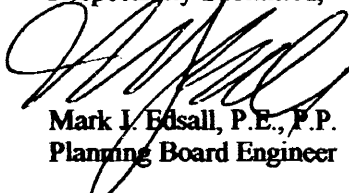
PROJECT NAME: 73 WINDSOR HIGHWAY SITE PLAN AMENDMENT
(ADDITION TO BUILDING)
PROJECT LOCATION: 73 WINDSOR HIGHWAY (NYS RT. 32)
SECTION 9 - BLOCK 1 - LOT 36
PROJECT NUMBER: 04-08
DATE: 14 APRIL 2004
DESCRIPTION: THE APPLICATION PROPOSES A 10,500 S.F. ADDITION TO THE SOUTH
SIDE OF THE EXISTING BUILDING. ASSOCIATED SITE IMPROVEMENTS
ARE ALSO PROPOSED. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The project is located in the Design Shopping (C) zoning district of the Town. The bulk information on the plan is correct for the zone and uses. The site is in conformance with the zoning, with the exception of pre-existing non-conforming conditions regarding front yard setback and off-street parking.

As a clarification regarding the required parking, the current site has a deficiency of 30 spaces. The proposed development will reduce the deficiency on the site to 9 spaces. Based on this application having the effect of reducing the non-conformity, I believe a referral to the ZBA is not required.

2. The plan submitted to date is a conceptual layout plan. No information regarding lighting, landscaping, construction details, etc. are included, although I have been advised by the applicant's engineer that these will be added to the set once the Board accepts the general layout.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/ed

NW04-08-14Apr04.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

73 WINDSOR HIGHWAY SITE PLAN (04-08)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Site plan amendment, addition to building, this application proposes a 10,500 square foot addition to the south side of the existing building and also proposed associated site improvements. Plan is reviewed on a concept basis only. Project is located in the C zone, bulk information on the plan is correct with the zone and uses. Clarification regarding the required parking current site has a deficiency of 30 spaces, proposed development reduces to 9 spaces. I believe a referral to ZBA is not required. That's his opinion. Now, the plan submitted today is an acceptable layout plan? Where is this exactly?

MR. ARGENIO: The pool place?

MR. SHAW: Yes, the pools are right here, as you ride by, start climbing up 32, Michael's is here, excuse me, and Royal Pools is here.

MR. PETRO: Where is the addition?

MR. SHAW: The striped area about 10,500 square feet each. Just to give you a quick overview, the area that's shaded in is going to be new pavement. We're going to extend the parking in the front of the building, get rid of the pools and have a wraparound drive to the south where we're creating a new parking space, new parking area for approximately 30 spaces and then this will continue around. That's pretty much where the existing drive is now. You'll see areas that are hatched out, those are existing loading area which are on the east side of the building. So again, the parking layout on the north and the east side of the building is pretty much existing. What we're proposing is to put some parking in the front which is on west

side and new parking to the south.

MR. PETRO: What's the addition for?

MR. SHAW: It's going to be a combination similar to these existing buildings, warehouse display but with a small amount of office and little bit of retail area, such as you walk into both actually primarily Michael's or Royal Pools, they have a small office, they have a retail area where you can go up pick something up and bring it to the counter, then they have storage and warehouse in the back of the facility.

MR. PETRO: You have broken down a 1,300 square feet office and warehouse, you can calculate the parking spaces which I'm sure you have done. Mark hasn't reviewed that, this is for conceptual purposes only.

MR. SHAW: I think as Mark pointed out, the gist is, you know, whether or not we have to go to the Zoning Board of Appeals. As Mark suggested, I presented in the off-street parking schedule that as the site presently exists based upon the existing square footage of each and every use according to what's there right now, we're required to provide 57 spaces, we're only providing 27, all right, there's a 30 space deficiency with the site as it exists. Once we construct the building and put in the new parking areas we're now going to be required to provide 74 spaces but we're only providing 65 so we went from a deficit of 30 spaces to a deficit of 9 spaces. So, in other words, 21 spaces which are going to be created in this parking area are going to be applied against the existing building. That being said, all right, do we need to go to the Zoning Board of Appeals? And as Mark said in his comments which you just read he's of the opinion that we do not because we're substantially reducing the nonconformancy with respect to parking.

MR. PETRO: Hold it up there, Andy, legally, do they

have to go to the zoning board?

MR. KRIEGER: Not if he's reducing, no, no, but he should understand that once he's reduced that then becomes the non-conforming use.

MR. ARGENIO: The new standard is 9 spaces short is the new standard.

MR. PETRO: Okay.

MR. SCHLESINGER: Where that building is going up now there's no parking back there at all?

MR. SHAW: It's a combination of some shale, some oil and chip and there's some, you can park there but it's not macadam, it's not graded.

MR. SCHLESINGER: Why was there a deficiency of parking prior to your plan if they had the space?

MR. SHAW: Yeah, but what I--

MR. PETRO: That building was definitely pre-existing.

MR. SHAW: That building's got to be 34 years old.

MR. PETRO: Pre-existing zoning so we had no control.

MR. SHAW: That very well could have been a Harold Adams building which is--

MR. PETRO: What do you want to do tonight here?

MR. SHAW: I just want the board to appreciate the expansion of this project and concur that we don't have to go to the Zoning Board of Appeals and with the advice of your attorney now that we don't, I'll go back and refine the drawings and work towards site plan approval. Have a good night.

MR. SHAW: Thank you.

MR. PETRO: Motion to adjourn?

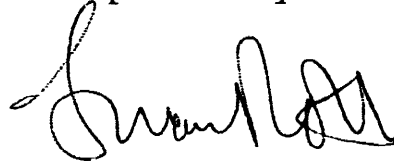
MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

4/28/04



PROJECT: 73 Windsor Hwy P.B. # 04-08

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

REFER TO Z.B.A.: M)____S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y__N__

M)____S)____ VOTE: A____N____ APPROVED: _____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

[illegible]

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#364-2004

04/14/2004

Shaw Engineering
744 Broadway
Newburgh, NY 12550

Received \$ 25.00 for Planning Board Fees, on 04/14/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB 04-08
application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#365-2004

04/14/2004

Sandcastle Homes
P.o. Box 487
Cornwall-on-hudson, NY 12520

Received \$ 100.00 for Planning Board Fees, on 04/14/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

P.O. - 04-08
application fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/2004

PAGE

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-8

NAME: 73 WINDSOR HIGHWAY - NEW ADDITION

APPLICANT: CENTRAL VALLEY REAL ESTATE INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-I
04/12/2004	REC. CK. #6596	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

M. Li
4/15/09

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: PB2004-08
73 Windsor Highway Site Plans
Occupations



DATE: April 15, 2004

Planning Board Reference Number: PB2004-08

Dated: 04-12-04

Fire Prevention Reference Number: FPS-04-015

The above referenced site plans were reviewed and found to be unacceptable for the following reasons:

- 1) A 30 foot fire lane shall be designated around the perimeter of the building and appropriately marked with signage in accordance with town code requirements.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

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Suite #202

New Windsor, New York 12553

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e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION

RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 100-3
04-08

WORK SESSION DATE: 31 MAR 04

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: NOT NOW

RESUB. REQ'D: full off

PROJECT NAME: 73 Windsor Hwy.

REPRESENTATIVES PRESENT: Greg Shaw + Nick C. Jr.

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- ZBA ref?
- Nick C. prep Royal Pk. r.
- 10,500 add.
- shortage on pkg.
- disc per if deficiency in
pkg ↓ then no variance may be
needed. Also keep bit of
new bldg. ≈ 22'
(new addition has greater ft, than
req'd by add'n)

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

 X

Ready For Meeting

X Y N

Recommended Mtg Date

next avail

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan x Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 36

BUILDING DEPARTMENT REFERRAL NUMBER pa2004 .0354

1. Name of Project New Addition To 73 Windsor Highway

2. Owner of Record Central Valley Real Estate Inc. Phone 629-4748

Address: P.O. Box 487, Cornwall-On-Hudson, NY 12520
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw P.E. Phone 561-3695

Address: 744 Broadway, Newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

<u>Gregory J. Shaw, P.E.</u>	<u>561-3695</u>	<u>561-3027</u>
(Name)	(Phone)	(fax)

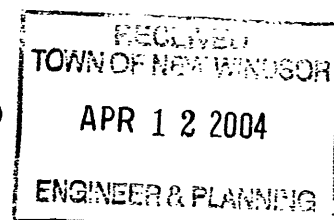
7. Project Location: On the East side of Windsor Highway
(Direction) (Street)

8. Project Data: Acreage 2.06 Zone C School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-08



9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____
Construction of a 10,500 SF addition for retail and storage
use along with the creation of 38 new parking spaces

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

24 DAY OF March 2004

[Signature]
(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

DANIEL L. WATKINS
Notary Public, State of New York
ID: 01WAG052534
Qualified in Dutchess County
NOTARY PUBLIC

Stephanie L. Watkins

Please Print Agent's Name as Signed

TOWN USE ONLY:
TOWN OF NEW YUSON
APR 12 2004
DATE APPLICATION RECEIVED

04-08
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Central Valley Real Estate Inc., ^{it conducts business} ~~deposes and says that he resides~~
(OWNER)

at P.O. Box 487, Cornwall-On-Hudson in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ^{it} ~~he~~ is the owner of property tax map
(Sec. 9 Block 1 Lot 36)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ ^{it} designates:

(Agent Name & Address)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

***THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.***

SWORN BEFORE ME THIS:



Owner's Signature (MUST BE NOTARIZED)

DAY OF _____ 20__)

Notary Public, State of New York
No. 61W/6052534
County of Dutchess
May 8, 2007

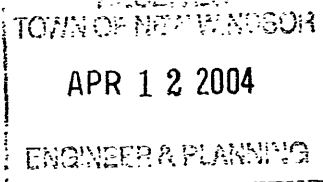
NOTARY PUBLIC

Agent's Signature (If Applicable)


Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER



04-08

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

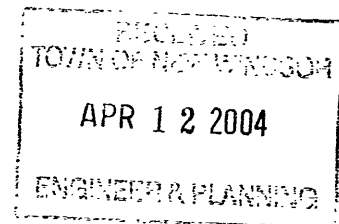
* Denotes to be provided at a later date

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:

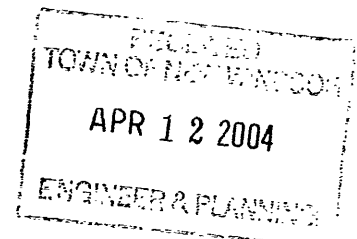


3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. * Properties within 500' of site
11. * Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress



PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------------|-------------------------------------|
| 22. | <u> *</u> | Landscaping |
| 23. | <u> *</u> | Exterior Lighting |
| 24. | <u> *</u> | Screening |
| 25. | <u> X</u> | Access & Egress |
| 26. | <u> X</u> | Parking Areas |
| 27. | <u> X</u> | Loading Areas |
| 28. | <u> *</u> | Paving Details (Items 25 - 27) |
| 29. | <u> X</u> | Curbing Locations |
| 30. | <u> *</u> | Curbing through section |
| 31. | <u> X</u> | Catch Basin Locations |
| 32. | <u> *</u> | Catch Basin Through Section |
| 33. | <u> X</u> | Storm Drainage |
| 34. | <u> *</u> | Refuse Storage |
| 35. | <u> NA</u> | Other Outdoor Storage |
| 36. | <u> NA</u> | Water Supply |
| 37. | <u> X</u> | Sanitary Disposal System |
| 38. | <u> NA</u> | Fire Hydrants |
| 39. | <u> X</u> | Building Locations |
| 40. | <u> X</u> | Building Setbacks |
| 41. | <u> *</u> | Front Building Elevations |
| 42. | <u> X</u> | Divisions of Occupancy |
| 43. | <u> NA</u> | Sign Details |
| 44. | <u> X</u> | Bulk Table Inset |
| 45. | <u> X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u> X</u> | Building Coverage (sq. ft.) |
| 47. | <u> X</u> | Building Coverage (% of total area) |
| 48. | <u> X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u> X</u> | Pavement Coverage (% of total area) |
| 50. | <u> X</u> | Open Space (sq. ft.) |
| 51. | <u> X</u> | Open Space (% of total area) |
| 52. | <u> X</u> | No. of parking spaces proposed |
| 53. | <u> X</u> | No. of parking spaces required |



04-08

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

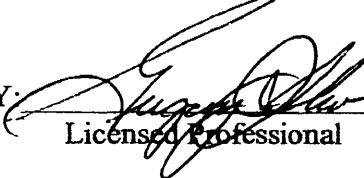
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

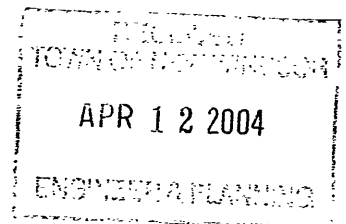
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  3-18-2004
Licensed Professional Date



⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT ID NUMBER

617.20
APPENDIX C

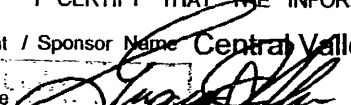
SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Central Valley Real Estate Inc.	2. PROJECT NAME New Addition To 73 Windsor Highway
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 73 Windsor Highway	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 10,500 SF addition for retail and storage uses along with the creation of 38 new parking spaces	
7. AMOUNT OF LAND AFFECTED: Initially 2.06 acres Ultimately 2.06 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly: Area Variances for parking spaces and building height are required	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: Town of New Windsor Zoning Board of Appeals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name Central Valley Real Estate Inc. Date: March 18, 2004 Signature 	

APR 12 2004

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

04-08

ENGINEER PLANNING

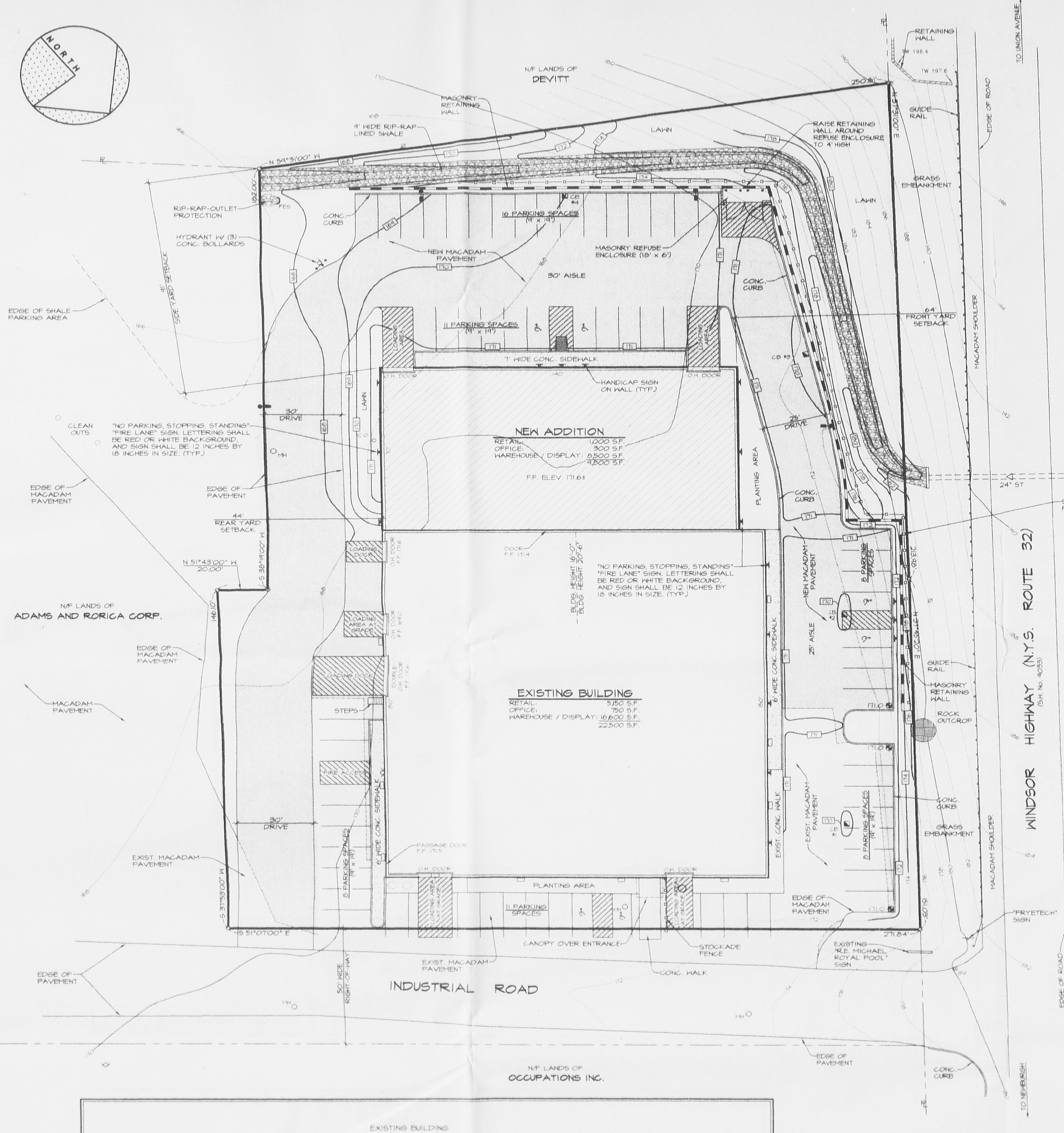
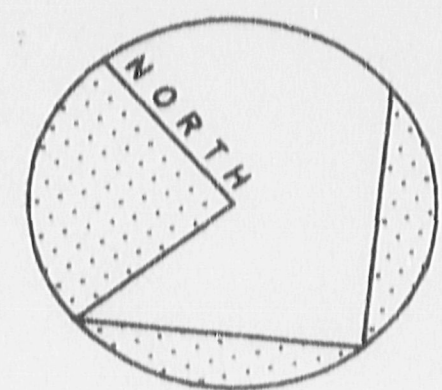
PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly: <div style="border: 1px solid black; height: 20px; margin-top: 5px; padding: 2px;">No</div>	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>	

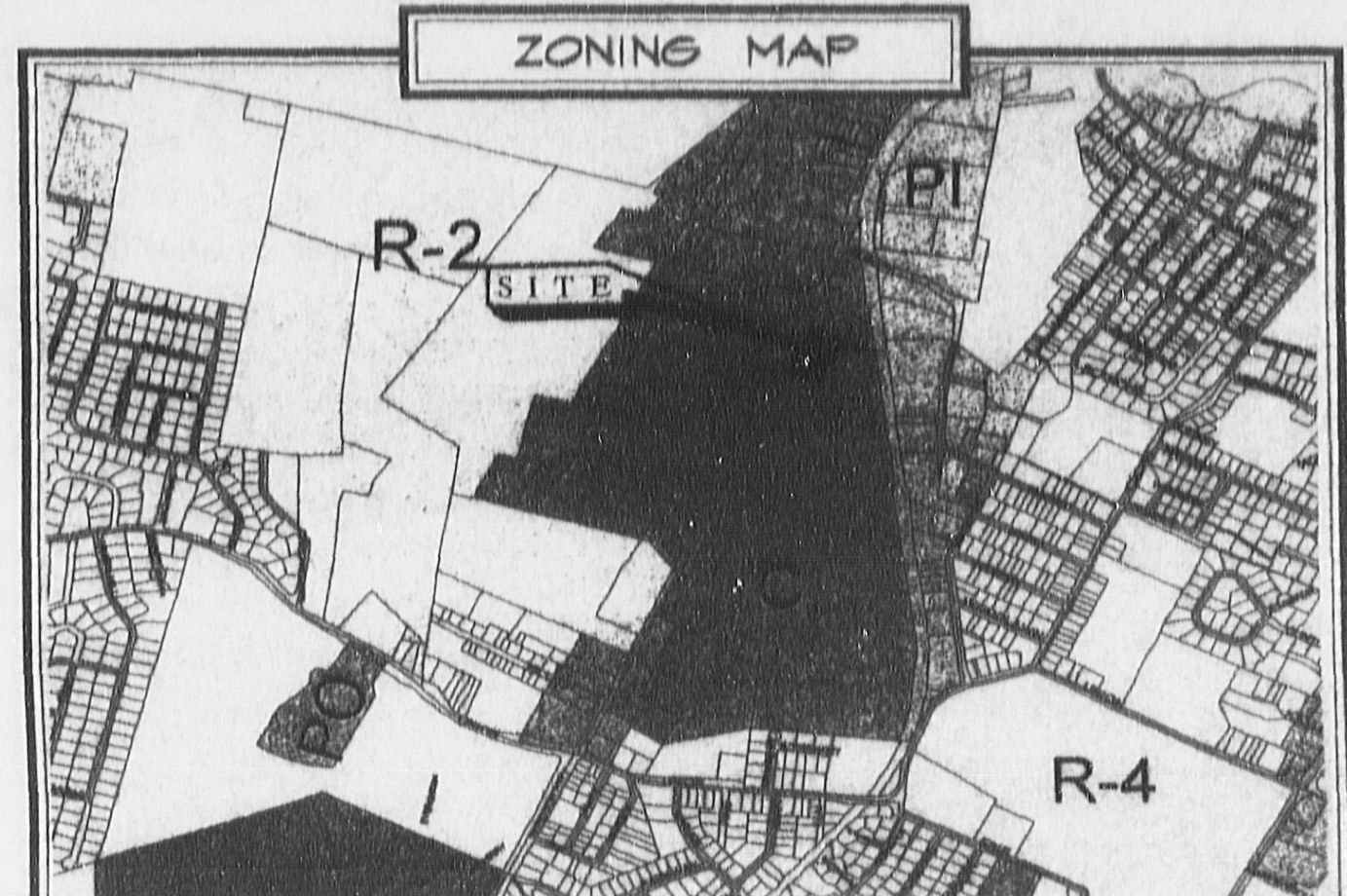
PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Town Of New Windsor Planning Board _____ Name of Lead Agency</div><div style="width: 45%;">_____ Date</div></div>	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">James Petro, Jr. _____ Print or Type Name of Responsible Officer in Lead Agency</div><div style="width: 45%;">_____ Chairman Title of Responsible Officer</div></div>	
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">_____ Signature of Responsible Officer in Lead Agency</div><div style="width: 45%;">_____ Signature of Preparer (if different from responsible officer)</div></div>	



NOTES			
1. ZONING DISTRICT:	C-1 DESIGN SHOPPING		
2. RECORD OWNER & APPLICANT:	CENTRAL VALLEY REAL ESTATE INC. P.O. 487 CORNWALL-ON-HUDSON, NEW YORK 12520		
4. TOTAL PARCEL AREA:	2.061 ACRES		
5. TAX MAP DESIGNATION:	SECTION 9, BLOCK 1, LOT 36		
6.	EXISTING BUILDING:	NEW ADDITION:	TOTAL:
	10,000 S.F.	10,000 S.F.	20,000 S.F.
	300 S.F.	300 S.F.	600 S.F.
	8,500 S.F.	8,500 S.F.	17,000 S.F.
7. BOUNDARY, PLANIMETRIC, TOPOGRAPHIC AND UTILITY SURVEY INFORMATION OBTAINED BY WILLIAM HILDRETH, LAND SURVEYOR.			
8. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.			
9. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 149B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-962-7862. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.			

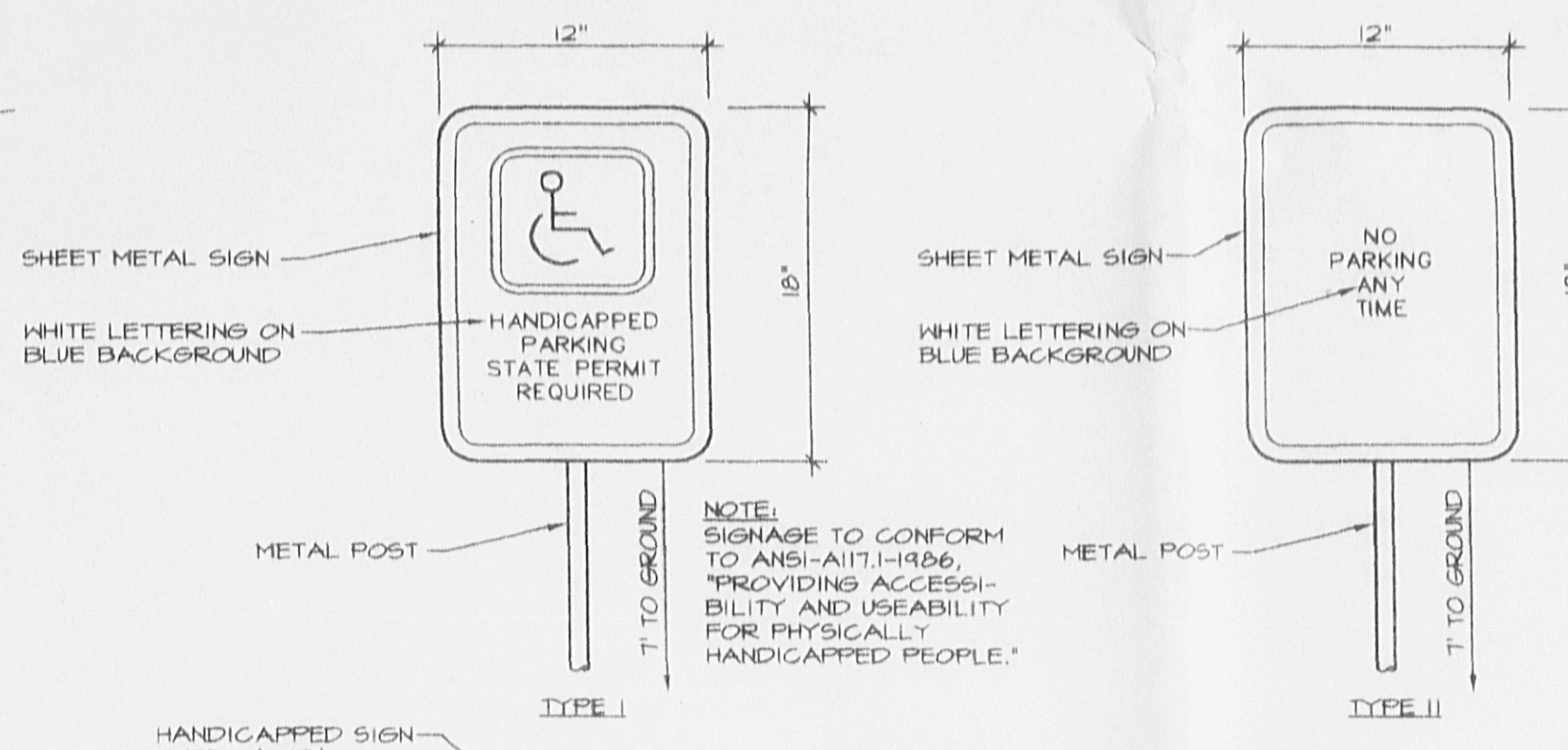


LEGEND	
EXISTING	NEW
100' 2' CONTOUR	FINISHED GRADE
100' 10' CONTOUR	CATCH BASIN NO. 1
BOUNDARY	FLARED END SECTION
ADJ. PROPERTY LINE	SANITARY CLEANOUT
CATCH BASIN	SPOT ELEVATION (TLO)
SANITARY MANHOLE	LIGHT POLE
HYDRANT	MASONRY RETAINING WALL
WATER VALVE	SPLIT RAIL FENCE
GAS VALVE	MACADAM PAVEMENT
UTILITY POLE	
LIGHT POLE	

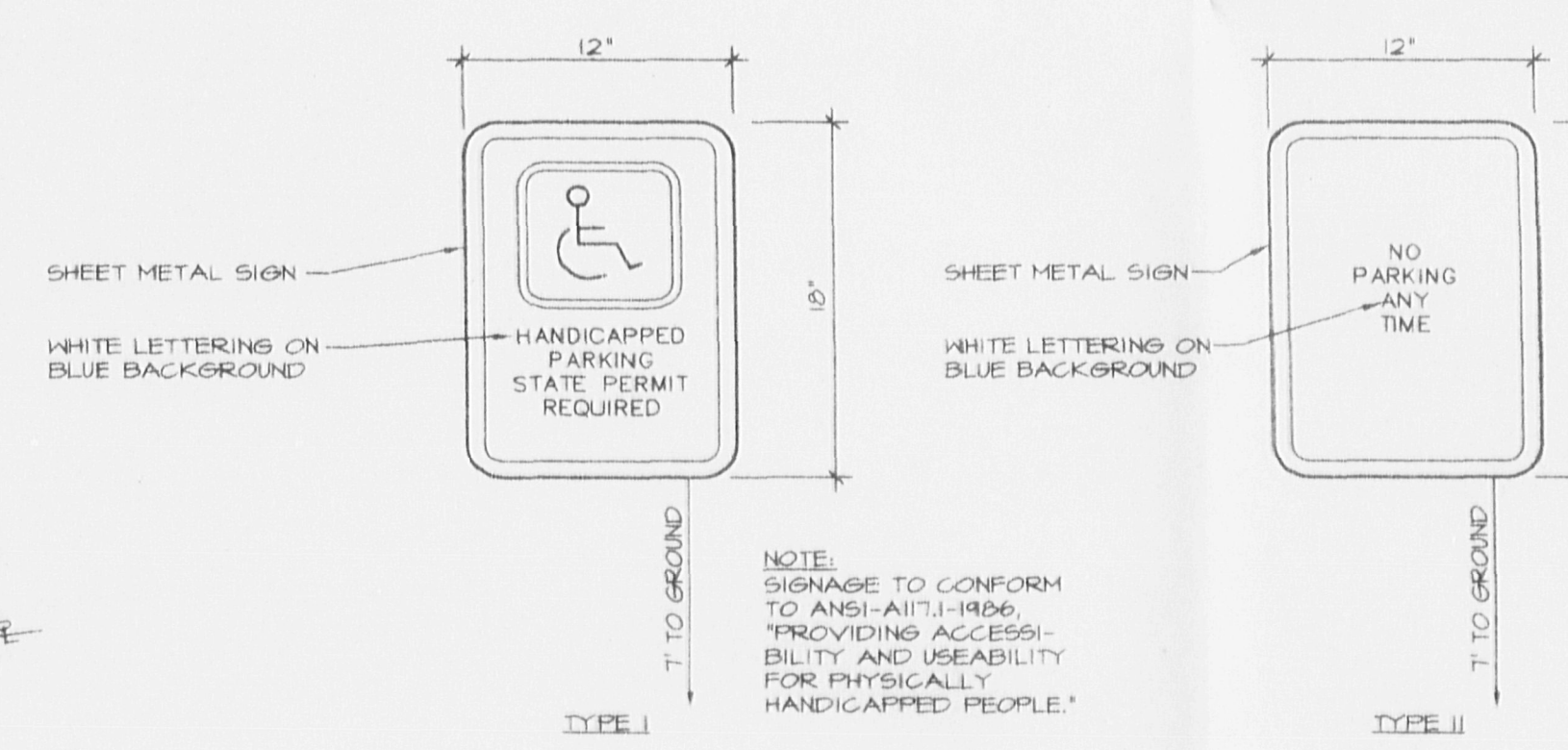
ZONING SCHEDULE			
ZONE: C-1 DESIGN SHOPPING			
USES: A-1 THROUGH A-2			
BULK REGULATIONS: C-1 ZONE	REQUIRED	EXISTING	NEW ADDITION
MIN. LOT AREA	40,000 S.F.	84,844 S.F.	84,844 S.F.
MIN. LOT WIDTH	200 FT.	357 FT.	357 FT.
MIN. FRONT YARD DEPTH	60 FT.	22 FT. #	64 FT.
MIN. SIDE YARD - ONE	30 FT.	16 FT.	41 FT.
MIN. SIDE YARD - BOTH	10 FT.	N/A	N/A
MIN. REAR YARD DEPTH	30 FT.	44 FT.	44 FT.
MIN. STREET FRONTAGE	N/A	365 FT.	365 FT.
BUILDING HEIGHT	22 FT.	20'-6"	21'-6"
12" / FT. OF DISTANCE TO NEAREST LOT LINE - FT.)	0.50	0.25	0.37
MAX. FLOOR AREA RATIO	N/A	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A	N/A

OFF-STREET PARKING		EXISTING CONDITIONS
		REQUIRED PROVIDED
OFFICE	(1 SPACE PER 150 S.F.) (150 S.F. / 1 SPACE PER 150 S.F.)	5 SPACES
RETAIL	(1 SPACE PER 150 S.F.) (150 S.F. / 1 SPACE PER 150 S.F.)	35 SPACES
WAREHOUSE / DISPLAY	(1 SPACE PER 1,000 S.F.) (1,000 S.F. / 1 SPACE PER 1,000 S.F.)	17 SPACES 57 SPACES
		27 SPACES *
		PROPOSED CONDITIONS - COMPOSITE
		REQUIRED PROVIDED
OFFICE	(1 SPACE PER 150 S.F.) (1,050 S.F. / 1 SPACE PER 150 S.F.)	7 SPACES
RETAIL	(1 SPACE PER 150 S.F.) (6,150 S.F. / 1 SPACE PER 150 S.F.)	41 SPACES
WAREHOUSE / DISPLAY	(1 SPACE PER 1,000 S.F.) (25,100 S.F. / 1 SPACE PER 1,000 S.F.)	26 SPACES 74 SPACES
		62 SPACES
		COVERAGES
		BUILDING COVERAGE
		% OF TOTAL AREA
		32.318 S.F. 36.0 %
		PAVEMENT COVERAGE
		% OF TOTAL AREA
		30,258 S.F. 42.3 %
		OPEN SPACE COVERAGE
		% OF TOTAL AREA
		18,478 S.F. 21.1 %

* DENOTES A PRE-EXISTING NON-CONFORMING CONDITION

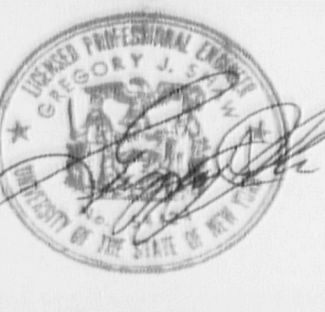


HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE



HANDICAPPED SIGN & SPACE DETAIL
NOT TO SCALE





Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

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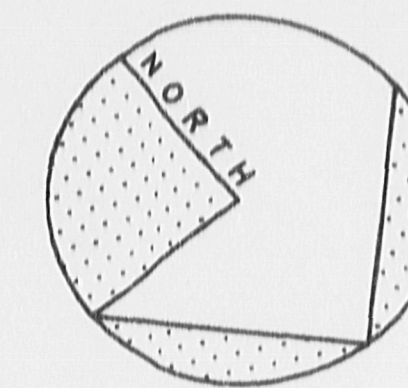
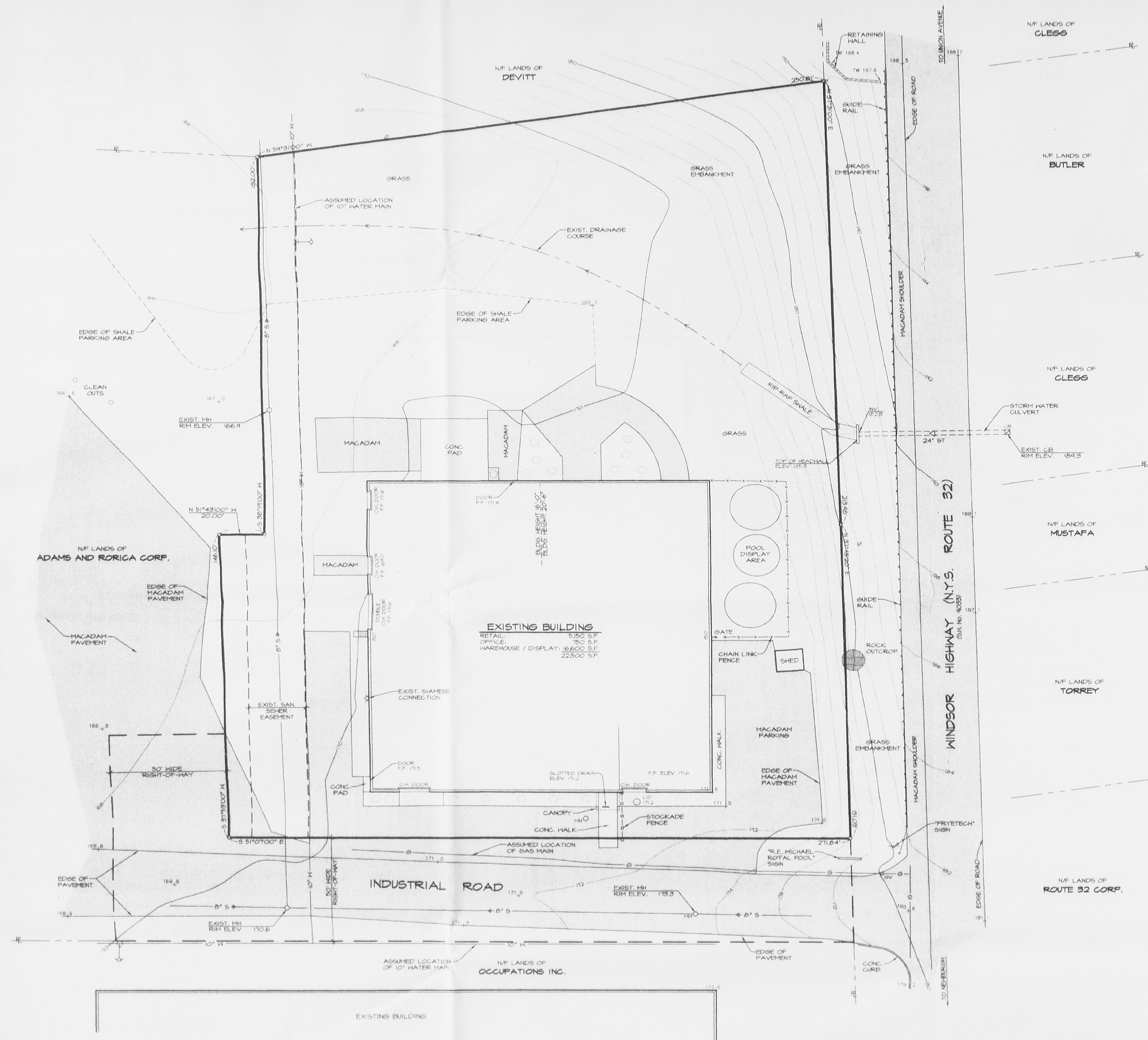
COPYRIGHT 2004 SHAW ENGINEERING

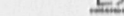
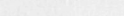


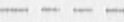



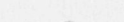

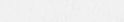
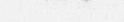



ISSUE	REVISION	DATE
1	SPLIT RAIL FENCE	10-8-2004

Drawn By: J.R.J.
Checked By: G.S.S.
Scale: 1"=20'
Date: 7-21-2004

Drawing:
SITE DEVELOPMENT / GRADING PLAN
Project:
NEW ADDITION FOR 73 WINDSOR HIGHWAY
TOWN OF NEW WINDSOR, N.Y.

Project No. 0313



LEGEND	
EXISTING	
	2" CONTOUR
	10' CONTOUR
	BOUNDARY
	ADJ. PROPERTY LINE
	CATCH BASIN
	SANITARY MANHOLE
	HYDRANT
	WATER VALVE
	UTILITY POLE
	LIGHT POLE
	5" SANITARY SEWER
	10" W. WATER MAIN
	24" ST. STORM SEWER
	6" GAS MAIN
	MACADAM PAVEMENT

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 12 2005

By: James Fero, Jr., Chairman

By: Nat Schilling, Secretary



Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

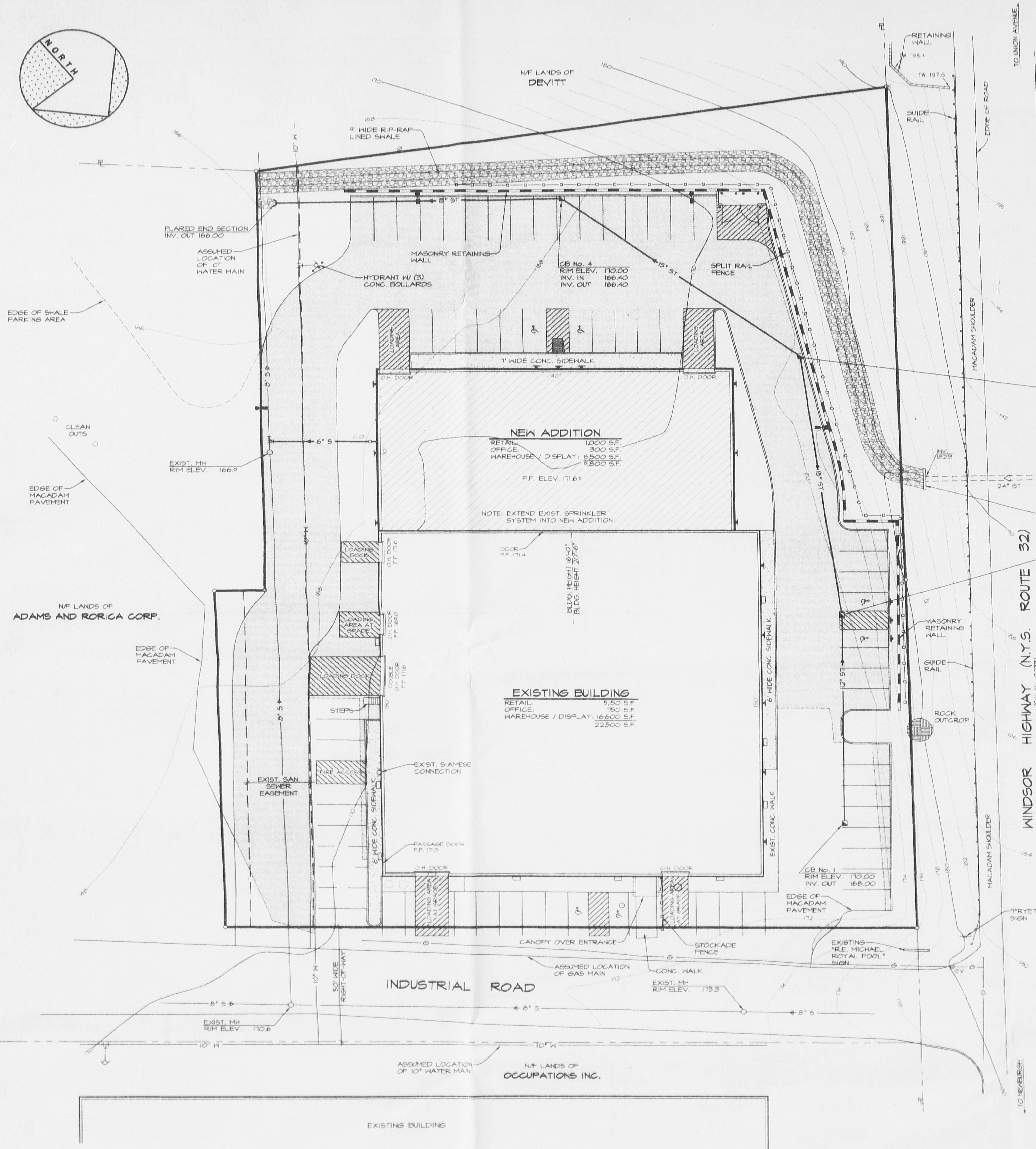
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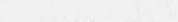
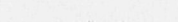
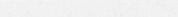

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I	NO REVISION	10-8-2004
ISSUE	REVISION	DATE

Drawn By: <u>J.R.W.</u>	Project: <u>NEW ADDITION FOR 73 WINDSOR HIGHWAY</u>	<div style="text-align: center;"> <p>2 OF 8</p> </div>
Checked By: <u>G.J.S.</u>	Project No. <u>0333</u>	
Scale: <u>1"=20'</u>	33 WINDSOR HIGHWAY	
Date: <u>7-21-2004</u>	TOWN OF NEW WINDSOR, N.Y.	



EXISTING	NEW
 2' CONTOUR	 CATCH BASIN NO. 1
 10' CONTOUR	 SANITARY SEWER
 BOUNDARY	 STORM DRAIN
 ADJ. PROPERTY LINE	 SANITARY CLEANOUT
 CATCH BASIN	 LIGHT POLE
 MANHOLE	 SPOT ELEVATION 171.0
 HYDRANT	 MASONRY RETAINING WALL
 WATER VALVE	 SPLIT RAIL FENCE
 UTILITY POLE	 MACADAM PAVEMENT
 LIGHT POLE	
 SANITARY SEWER	
 WATER MAIN	
 STORM SEWER	
 GAS MAIN	

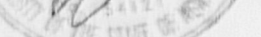
TOWN OF NEW WINDSOR PLANNING BOARD
 STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 12 2005

BY James Pardo, Jr.
 JAMES PARDO, JR. CHAIRMAN

TOWN ENGINEERING DEPARTMENT

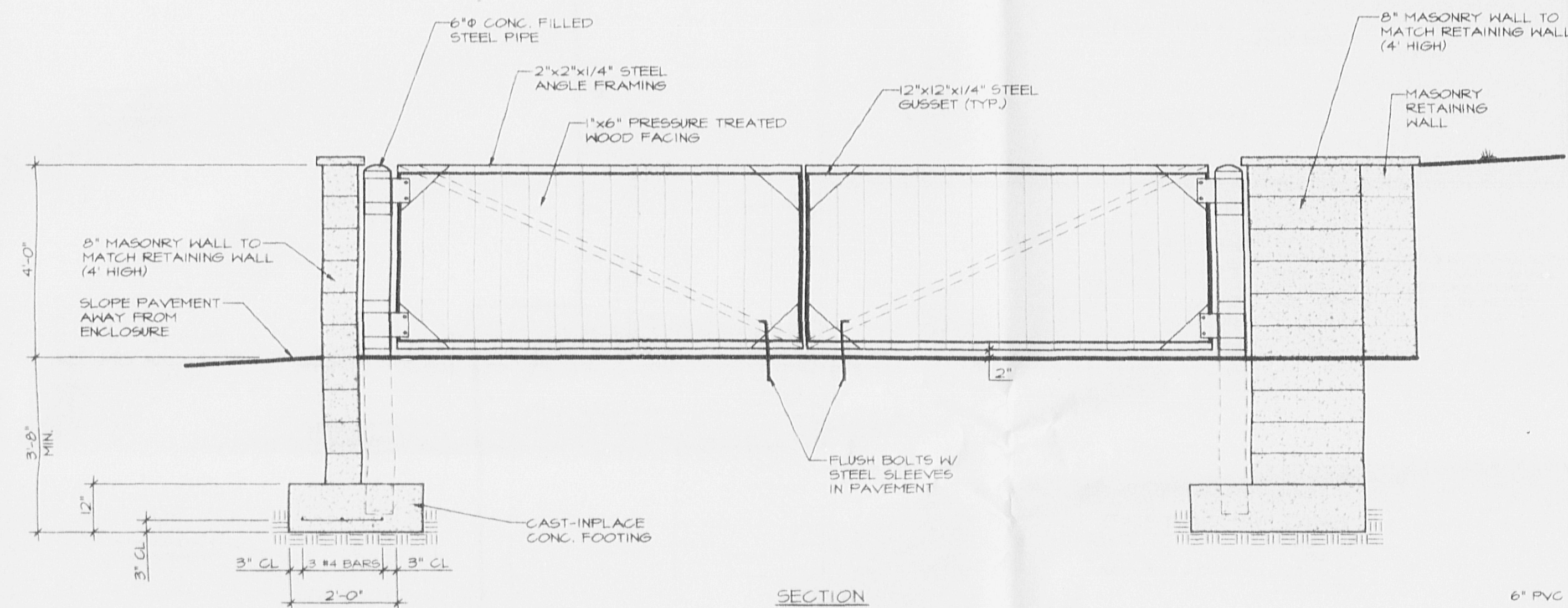
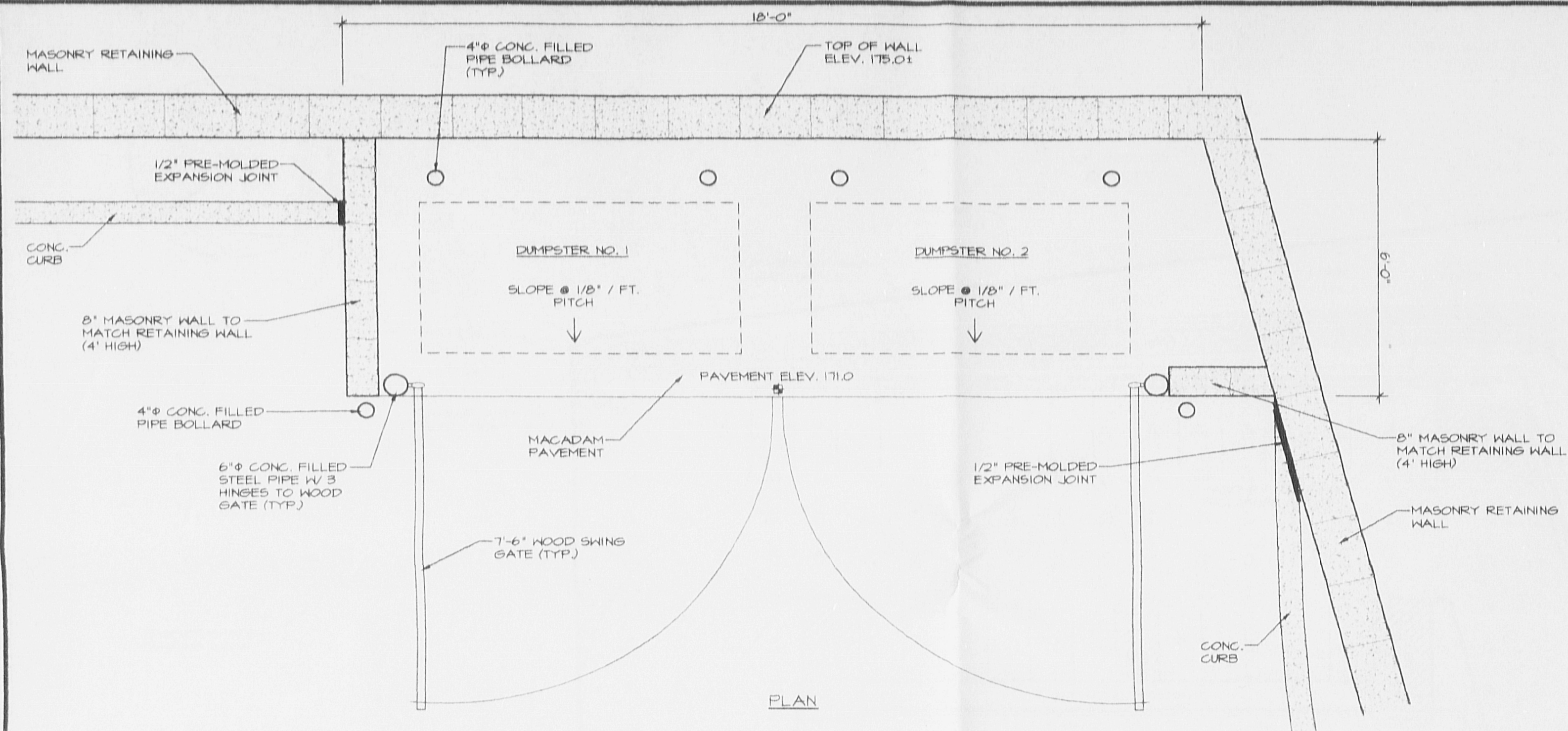
 **Shaw Engineering** Consulting Engineers
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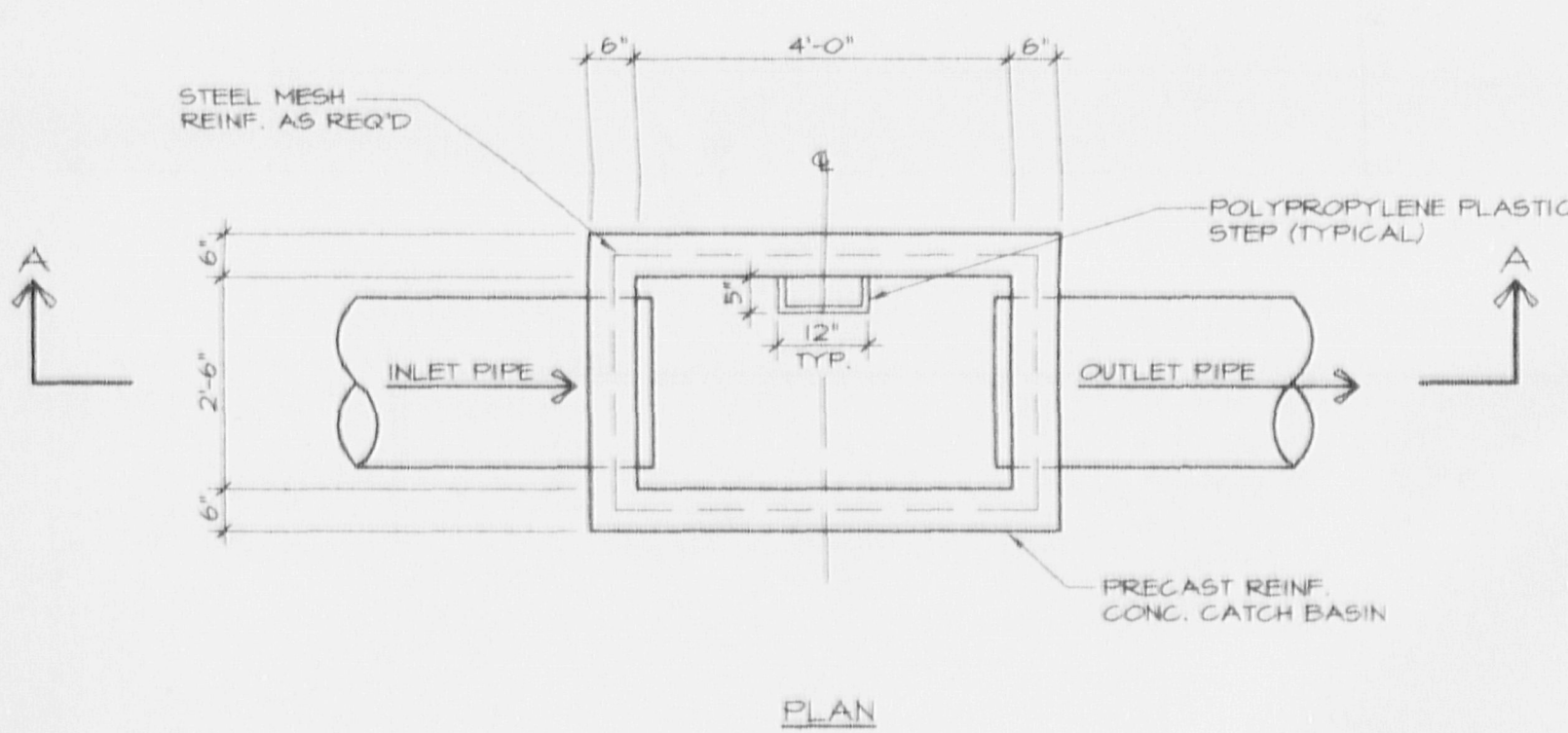
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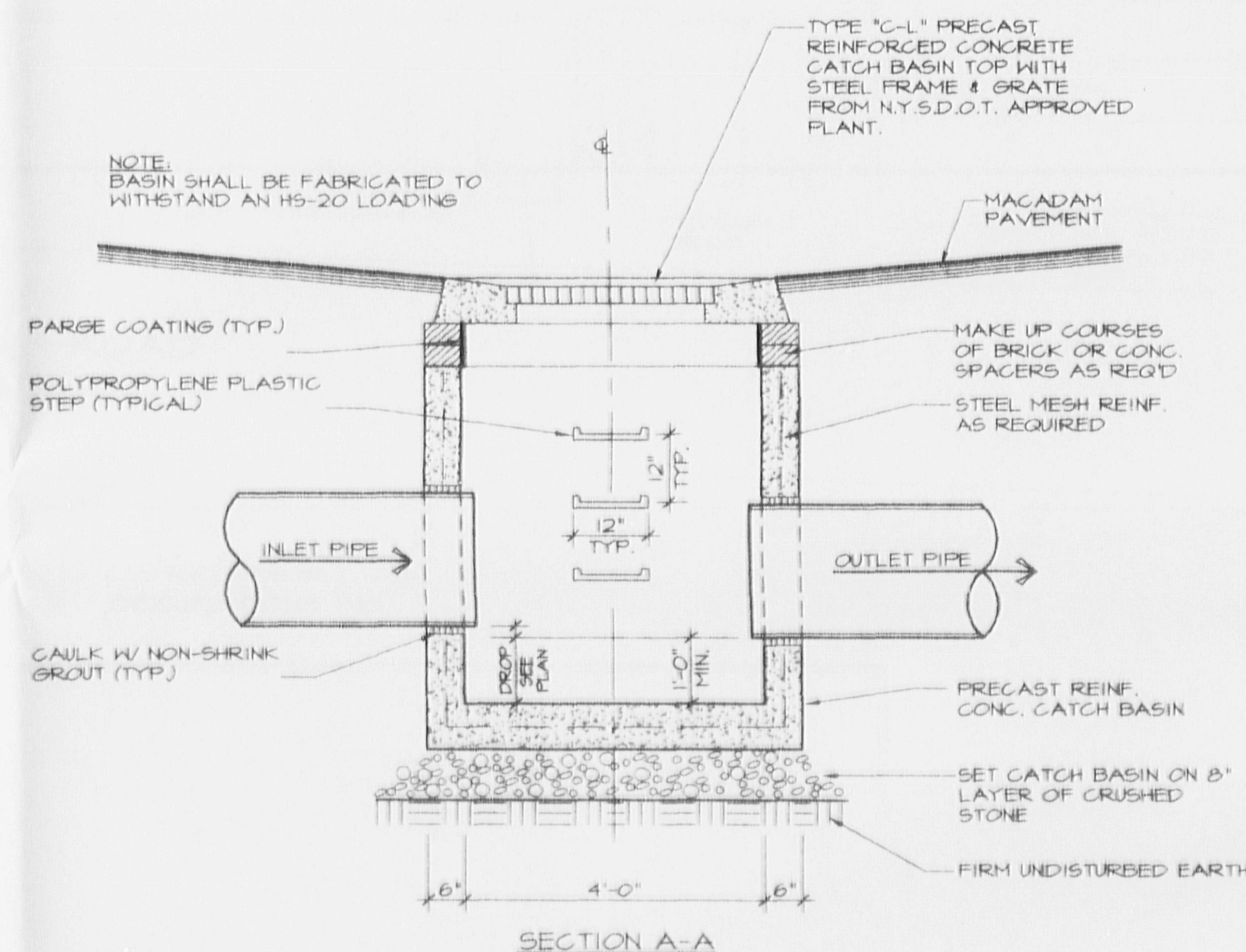
			Drawn By: <u>J.R.J.</u>	Drawing: UTILITY PLAN	3 OF 8
			Checked By: <u>G.J.S.</u>		
			Scale: <u>1"=20'</u>	Project: NEW ADDITION FOR T3 WINDSOR HIGHWAY	Project No. 0313
1	SPLIT RAIL FENCE	10-8-2004	Date <u>7-21-2004</u>	T3 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	
ISSUE	REVISION	DATE			



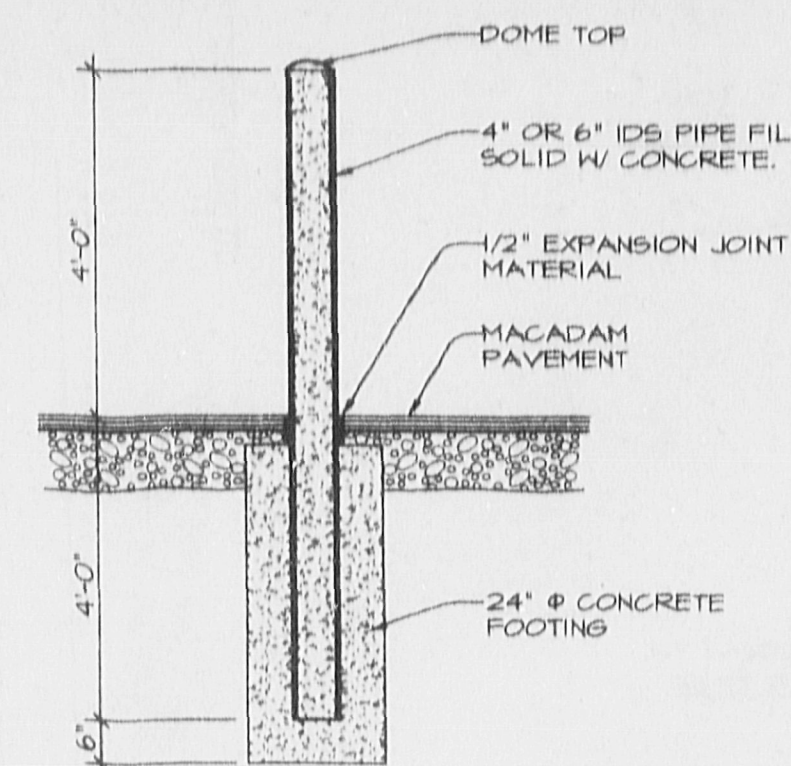
REFUSE ENCLOSURE
NOT TO SCALE



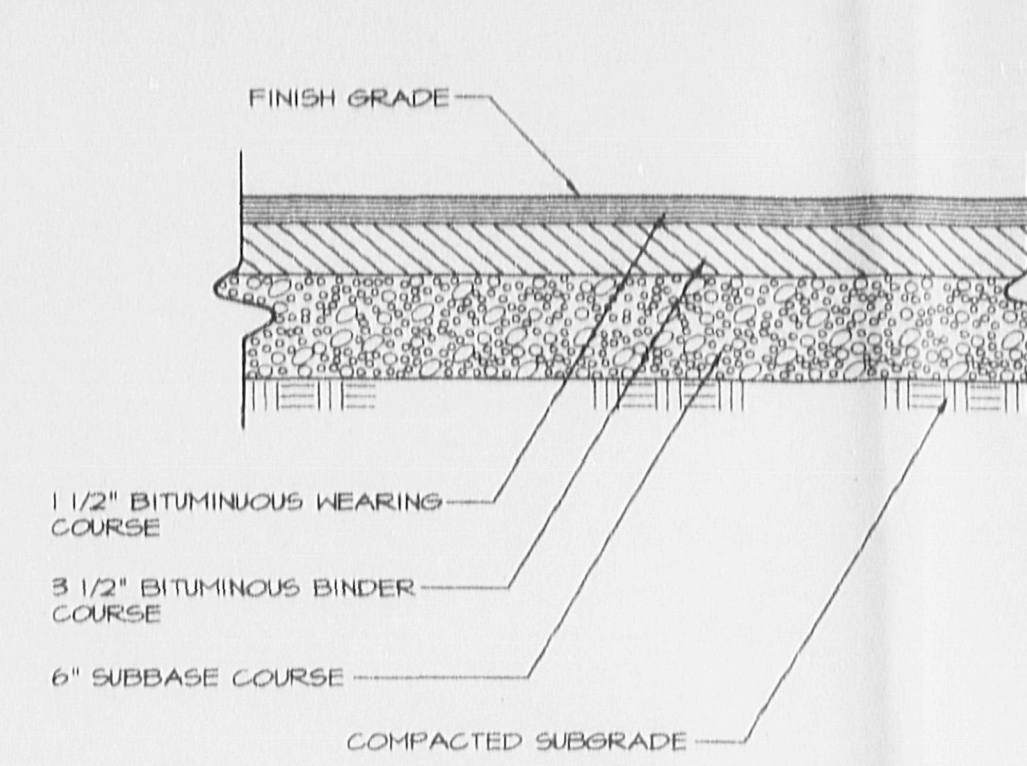
CATCH BASIN DETAIL
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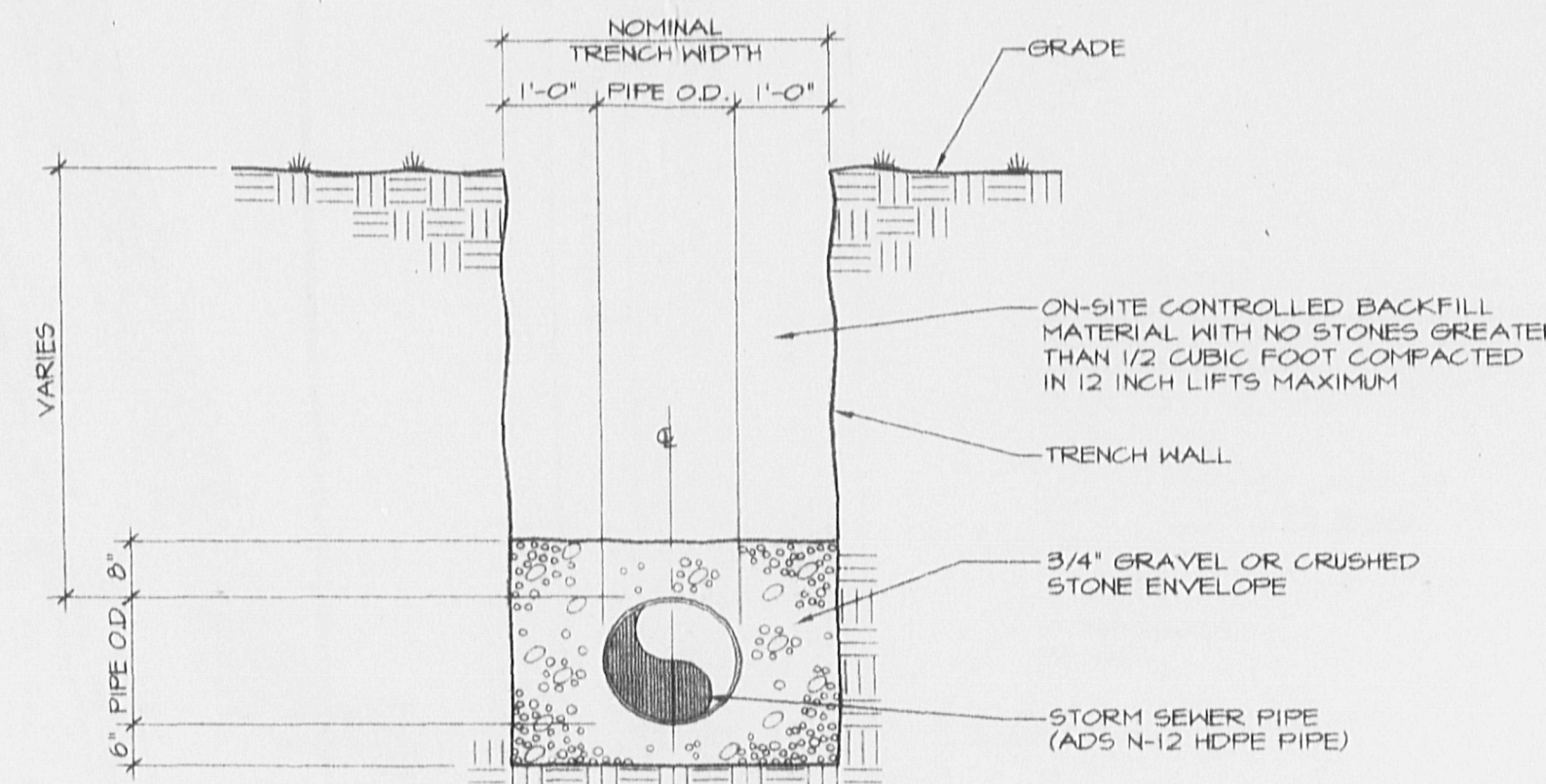
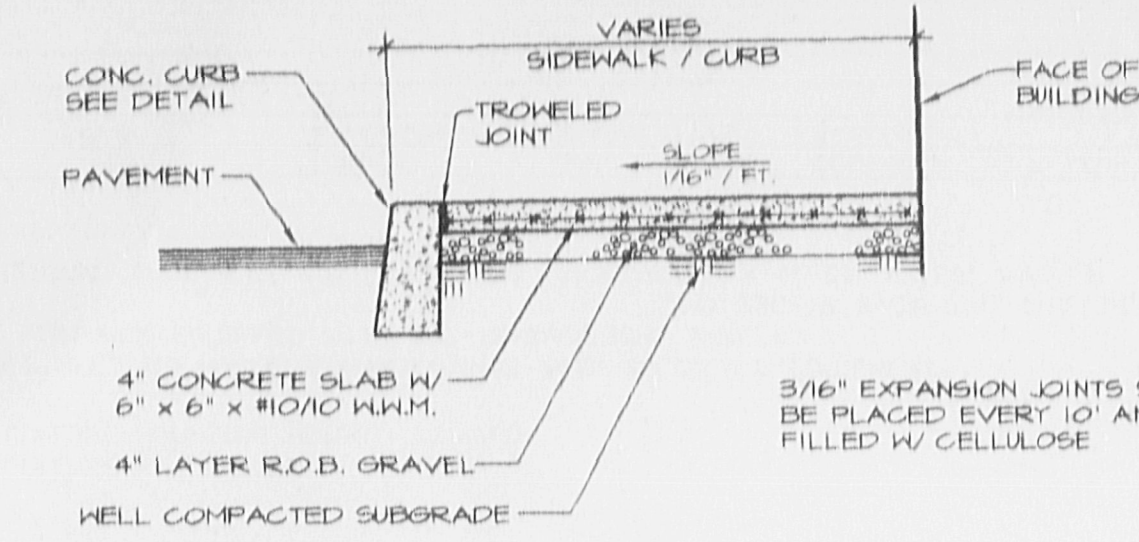
CONC. FILLED STEEL BOLLARD
NOT TO SCALE



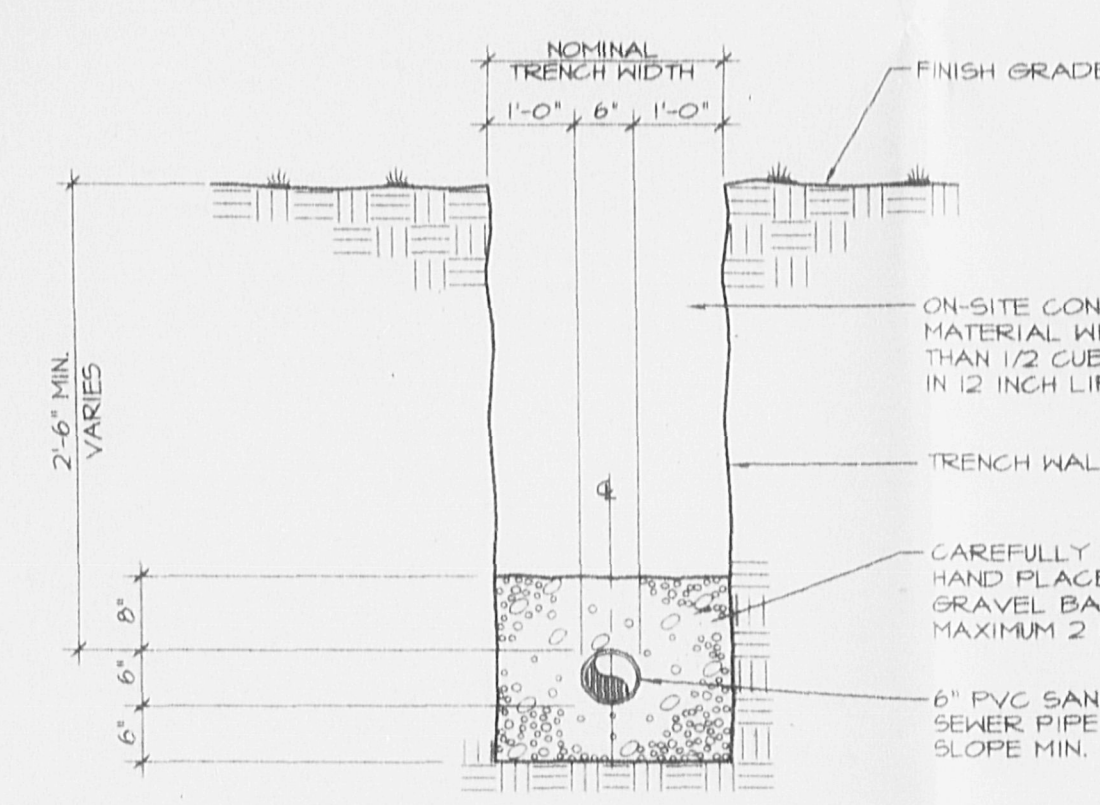
ASPHALT PAVEMENT
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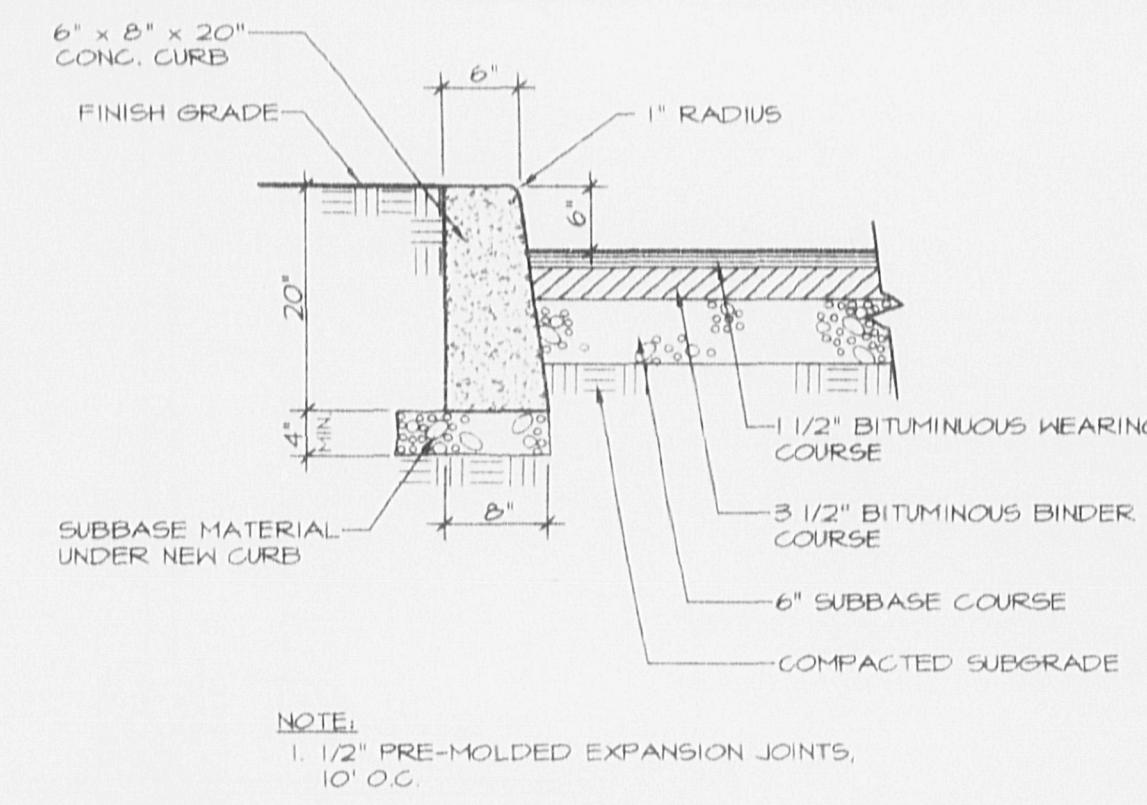
SIDEWALK
NOT TO SCALE



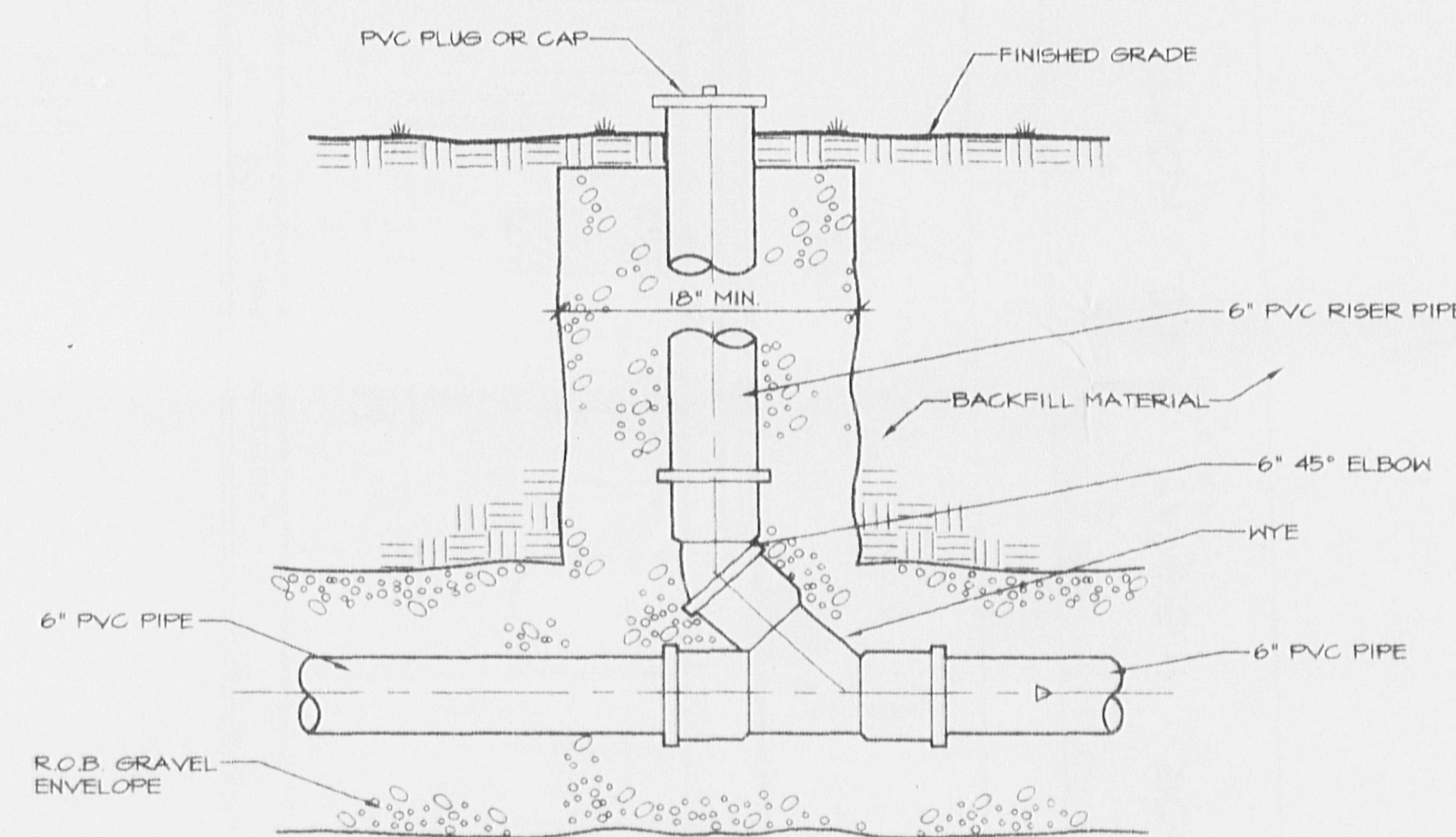
STORM SEWER TRENCH
NOT TO SCALE



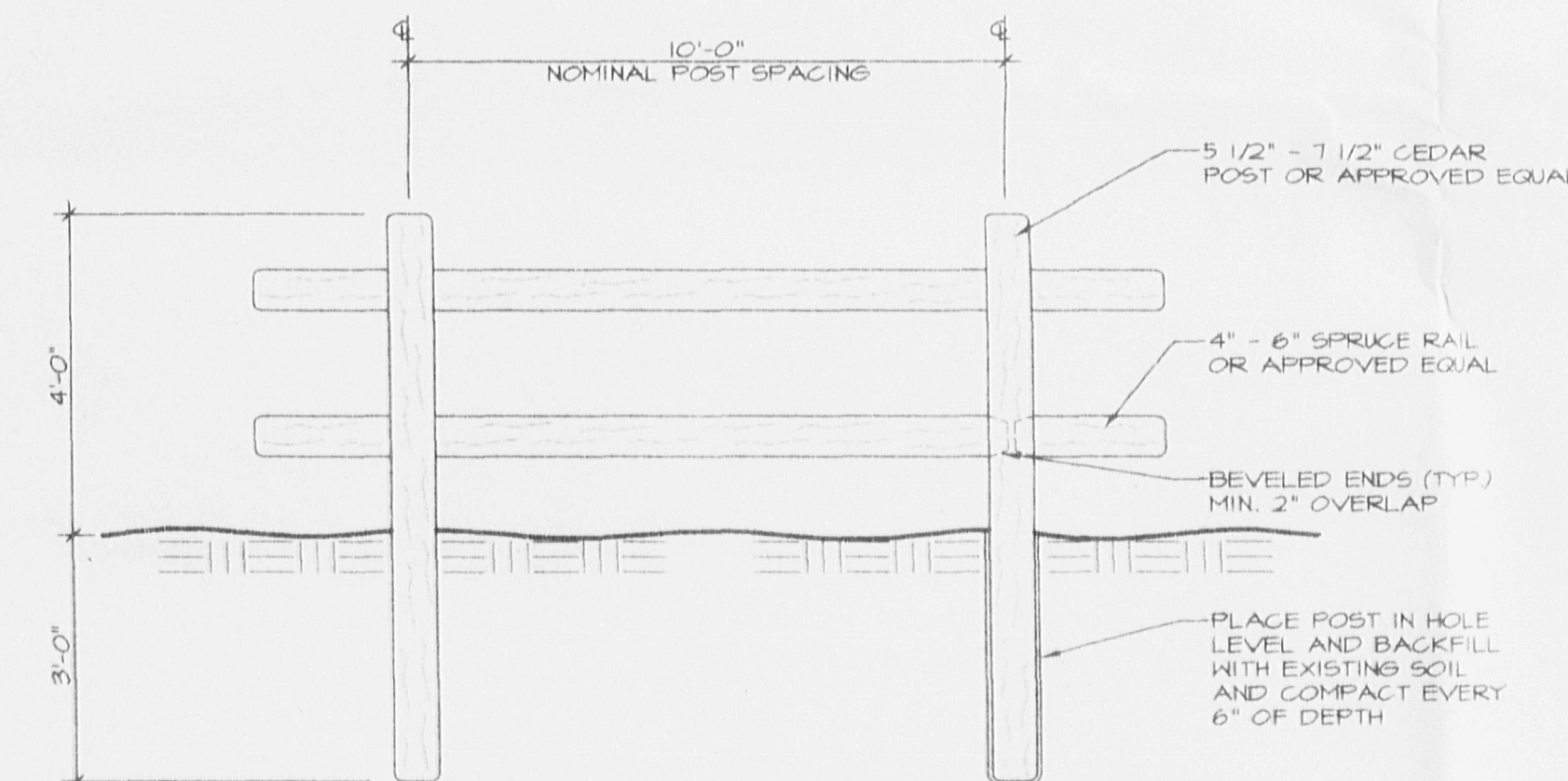
SANITARY SEWER TRENCH
NOT TO SCALE



CURB
NOT TO SCALE

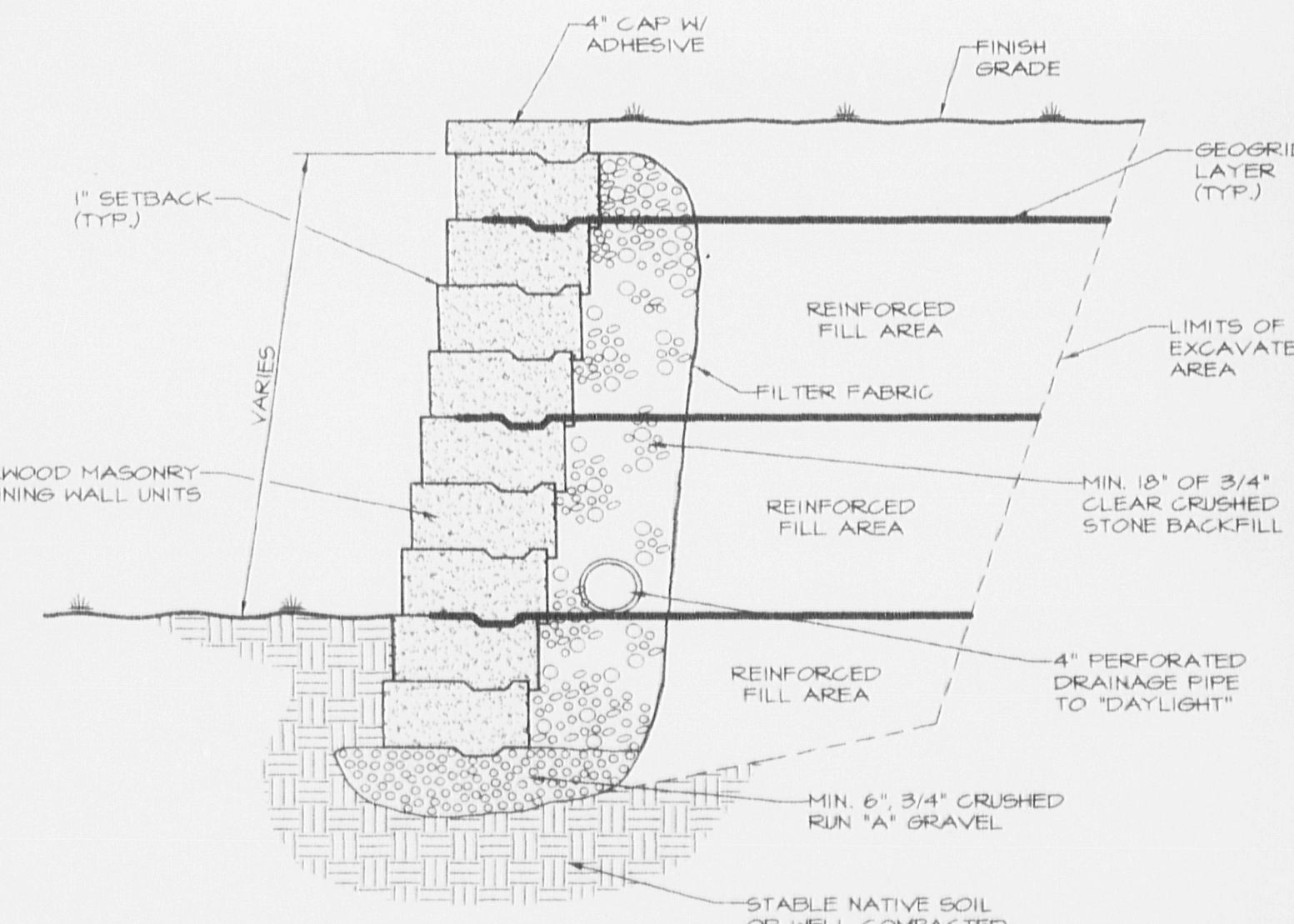


6" SANITARY IN - LINE CLEANOUT
NOT TO SCALE



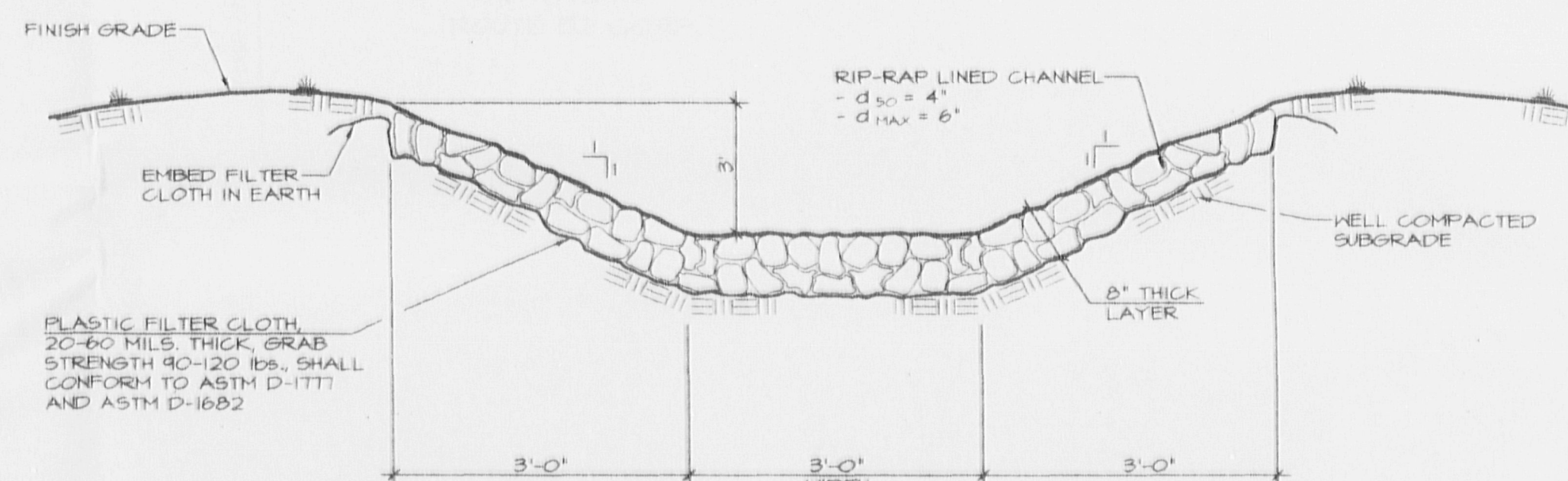
SPLIT RAIL FENCE
NOT TO SCALE

NOTE: INSTALL 1 1/4" x 9" x 48" BLACK VINYL COATED CHAIN LINK FABRIC TO UPHILL SIDE OF SPLIT RAIL FENCE.

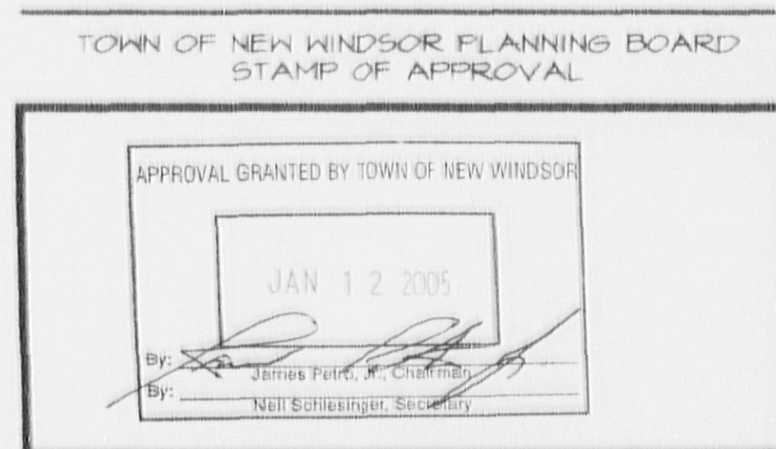


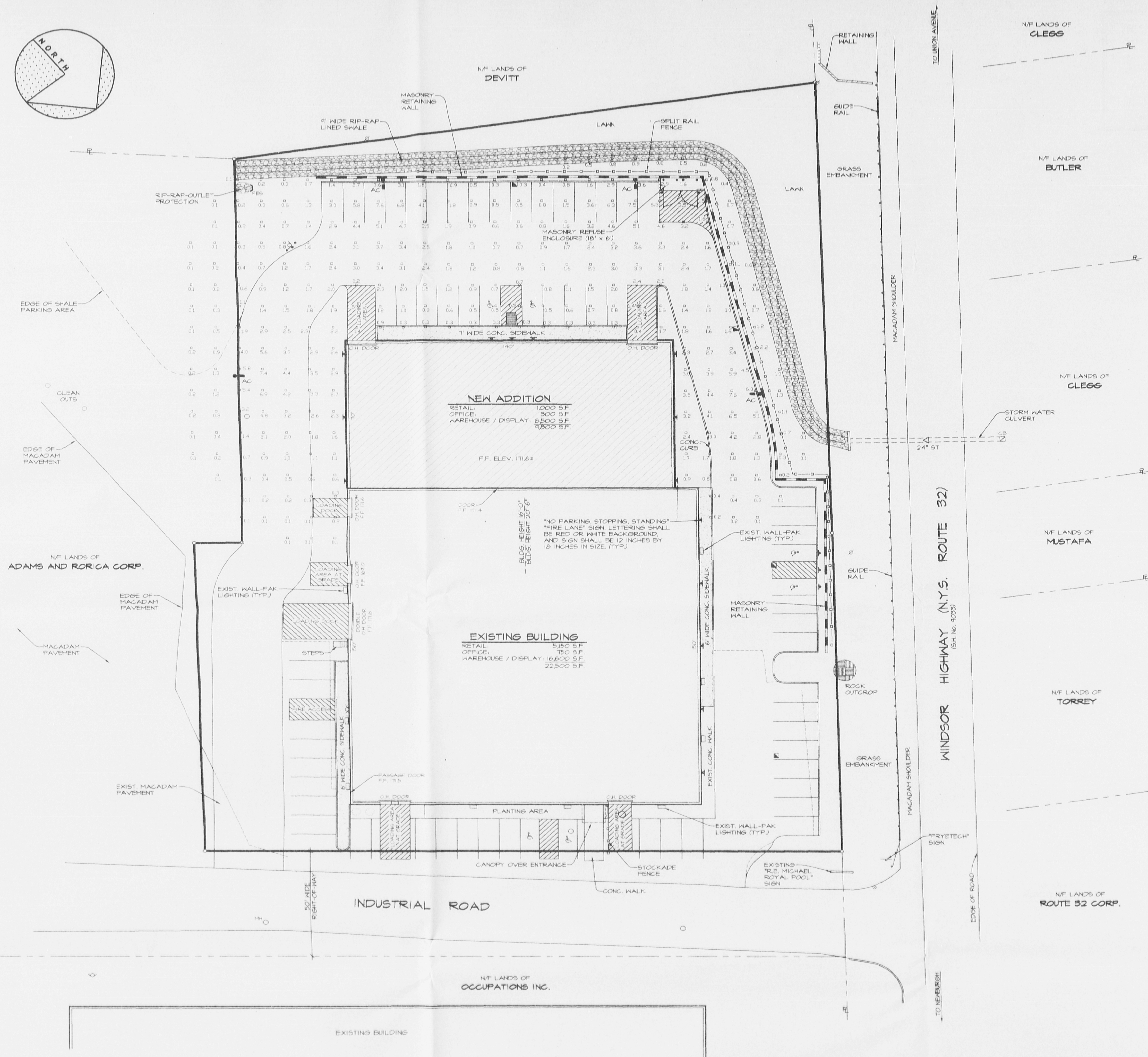
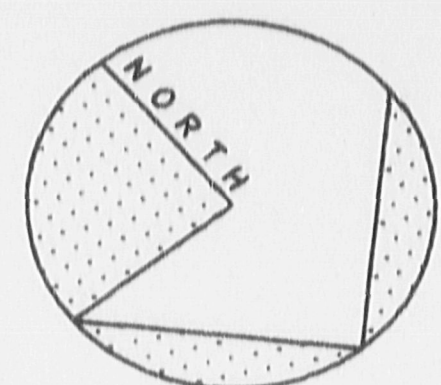
ROCKWOOD MASONRY RETAINING WALL
NOT TO SCALE

NOTES:
1. VERIFY MINIMUM ALLOWABLE BEARING PRESSURE OF 3,000 p.s.f.
2. COMPACTION SHALL BE 95% STANDARD PROCTOR
3. NUMBER AND LENGTH OF GEOGRID LAYERS SHALL BE AS RECOMMENDED BY ROCKWOOD RETAINING WALLS, INC.



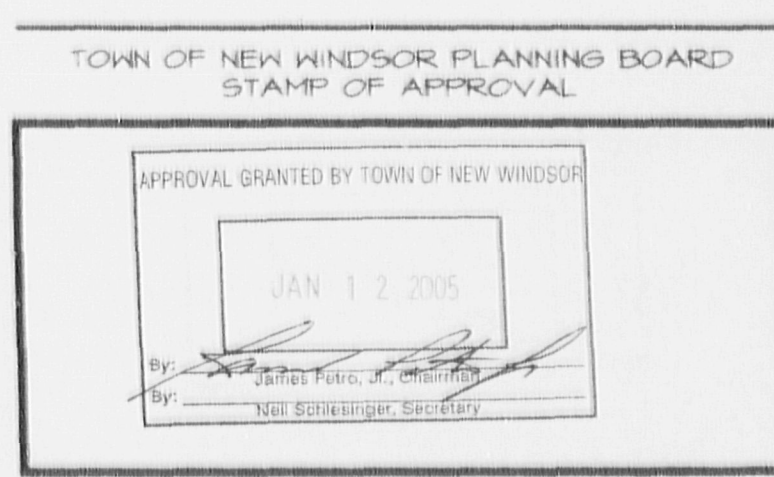
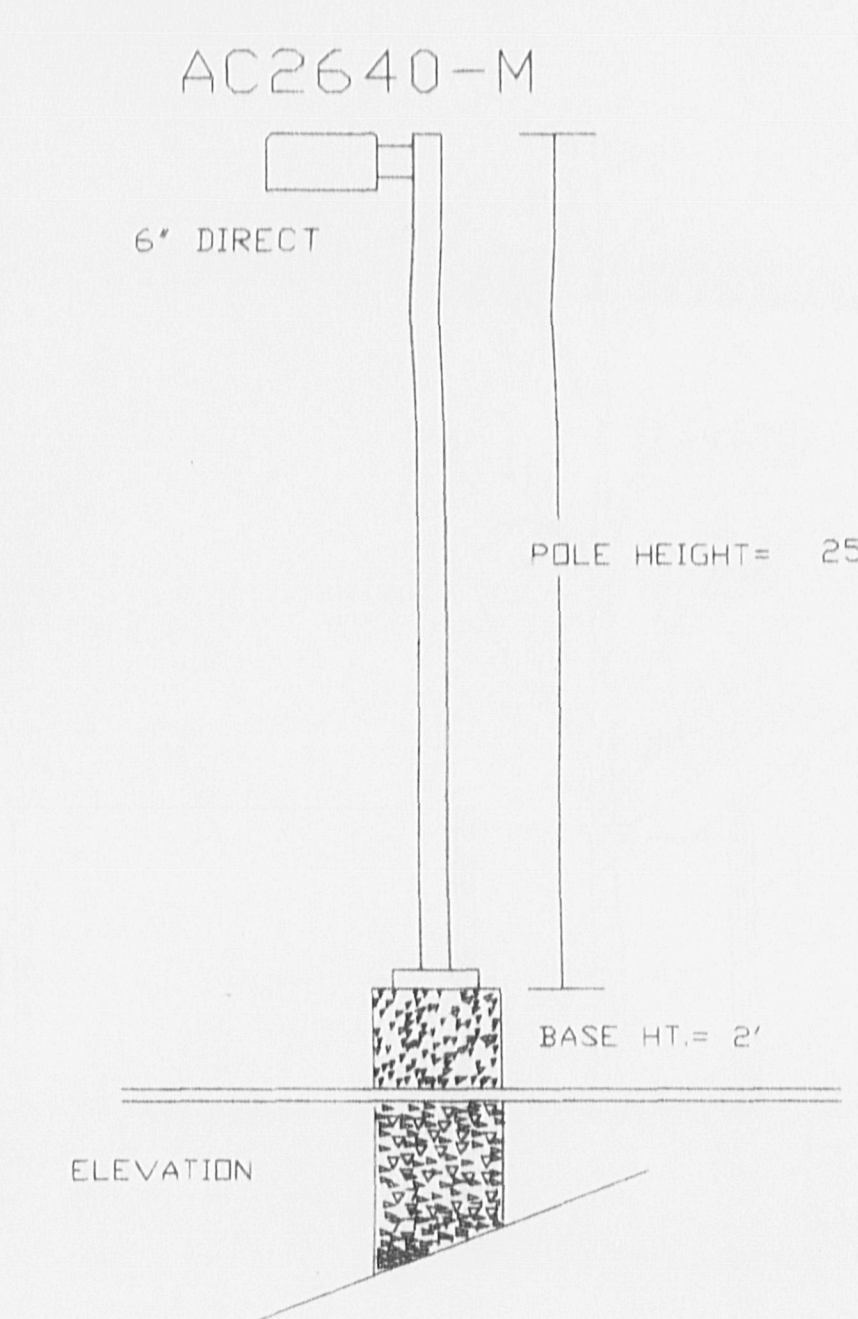
RIP - RAP LINED SWALE
NOT TO SCALE





Luminaire Schedule					
Project	All Projects				
Symbol	Qty	Label	Arrangement	Lumens	LLF
●	4	AC	SINGLE	49000	0.800
Description: AC2640-M (400W PSNH - W/BL5)					

ADDITIONAL EQUIPMENT: (4) PS4S25C1BZ POLES (25' X 4' SQ. X .125" WALL)
(4) SBL-16 BACKLIGHT SHIELDS
ALL FIXTURES EQUIPPED WITH SBL-16 BACKLIGHT SHIELDS
POLES MEET 110 MPH SUSTAINED WINDS WITH SPECIFIED EQUIPMENT
AC FIXTURE MOUNTING HEIGHT: 27' AFG
AC FIXTURE TILT ANGLE: 0 DEGREES



RUUD LIGHTING

800.236.7000 USA <www.ruudlighting.com> 800.473.1234 CAN

Simulation results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

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1	SPLIT RAIL FENCE	10-8-2004
ISSUE	REVISION	DATE

Drawn By: J.R.J.

Checked By: C.S.S.

Scale: 1"=20'

Date: 7-21-2004

Drawing: LIGHTING PLAN & DETAILS

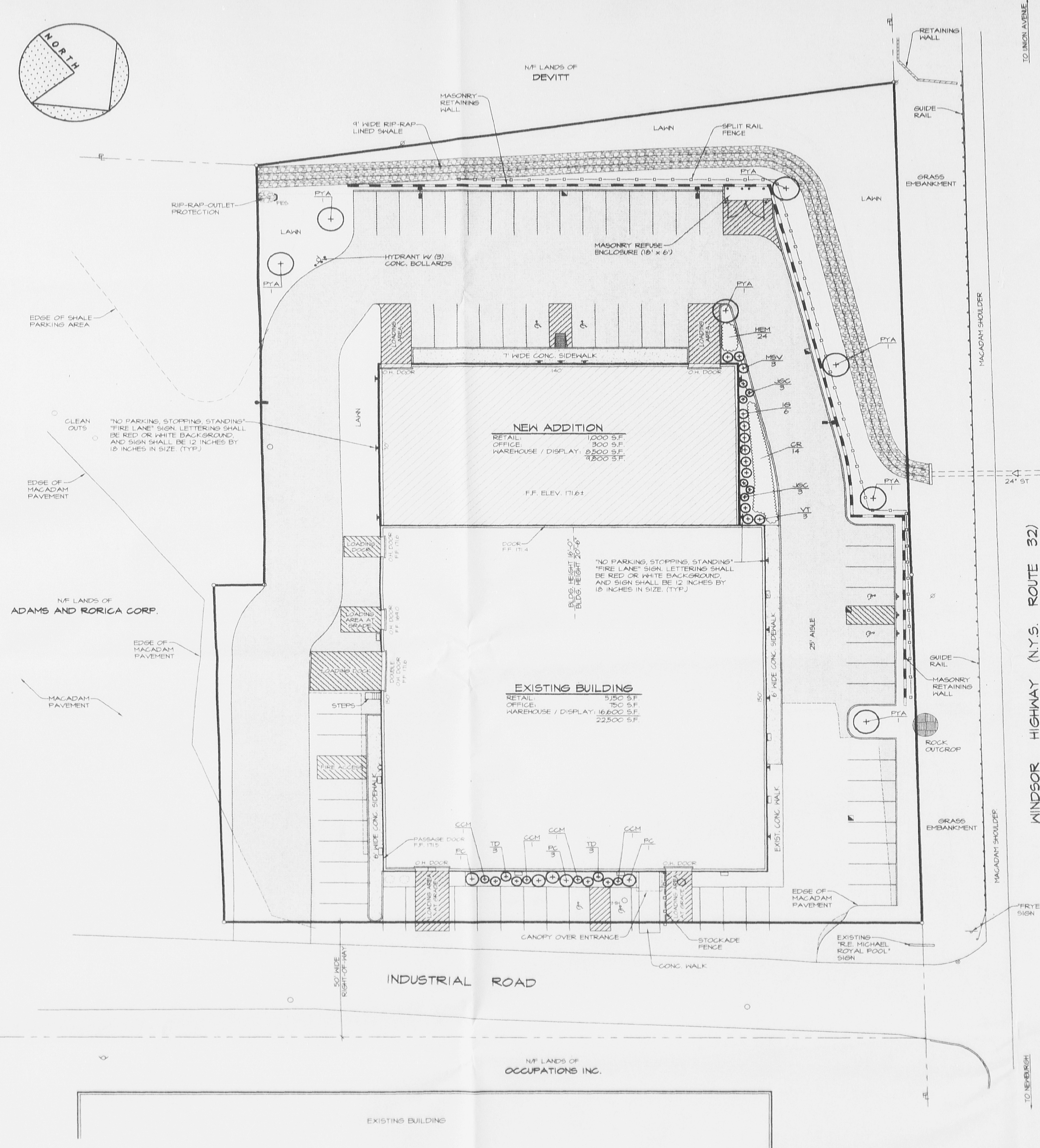
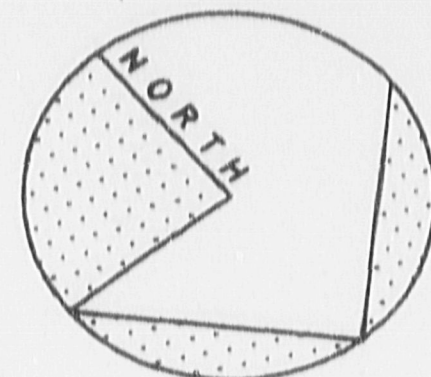
Project: NEW ADDITION

73 WINDSOR HIGHWAY

73 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

5 OF 8

Project No: 0313

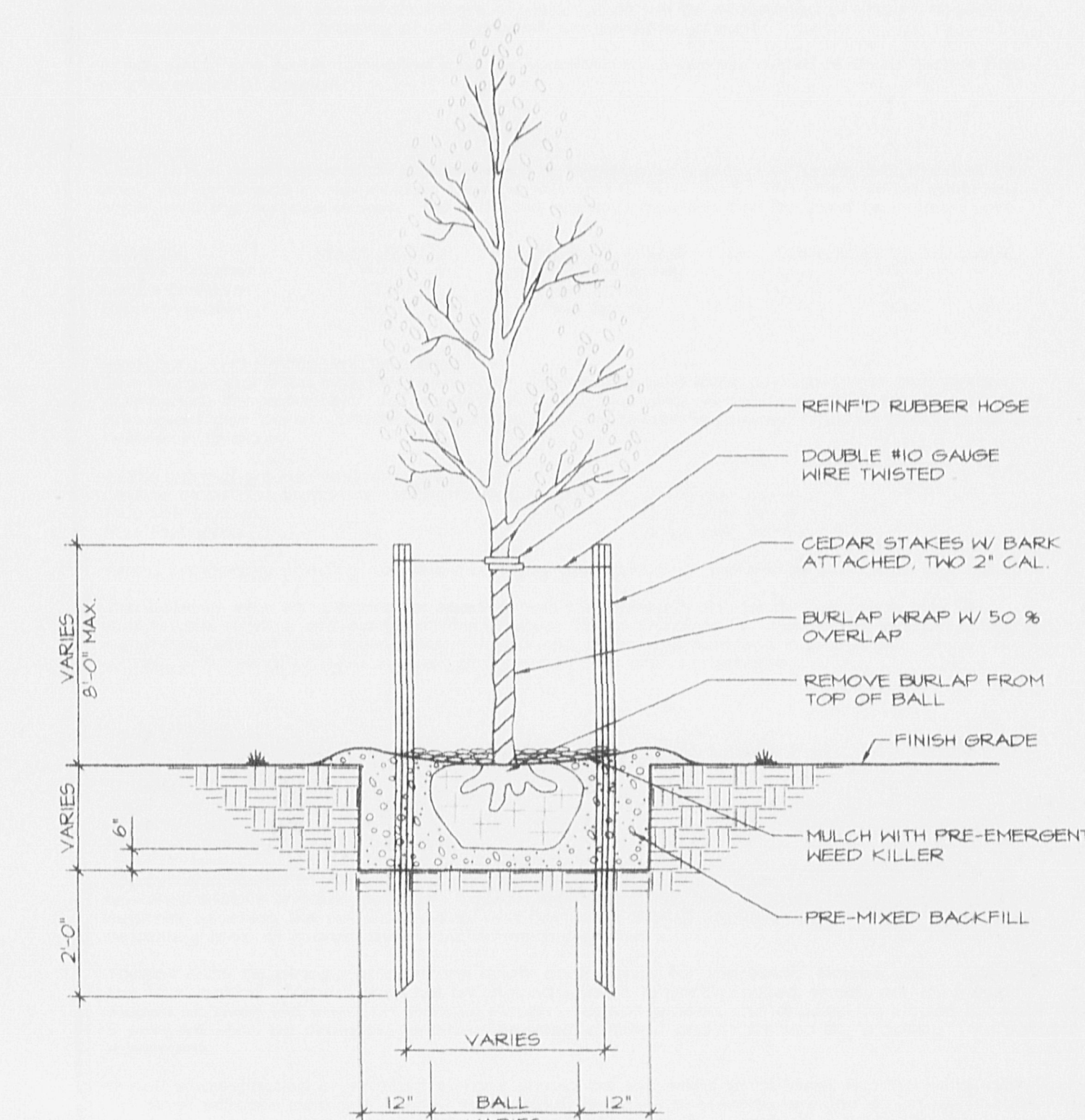


PLANTING NOTES

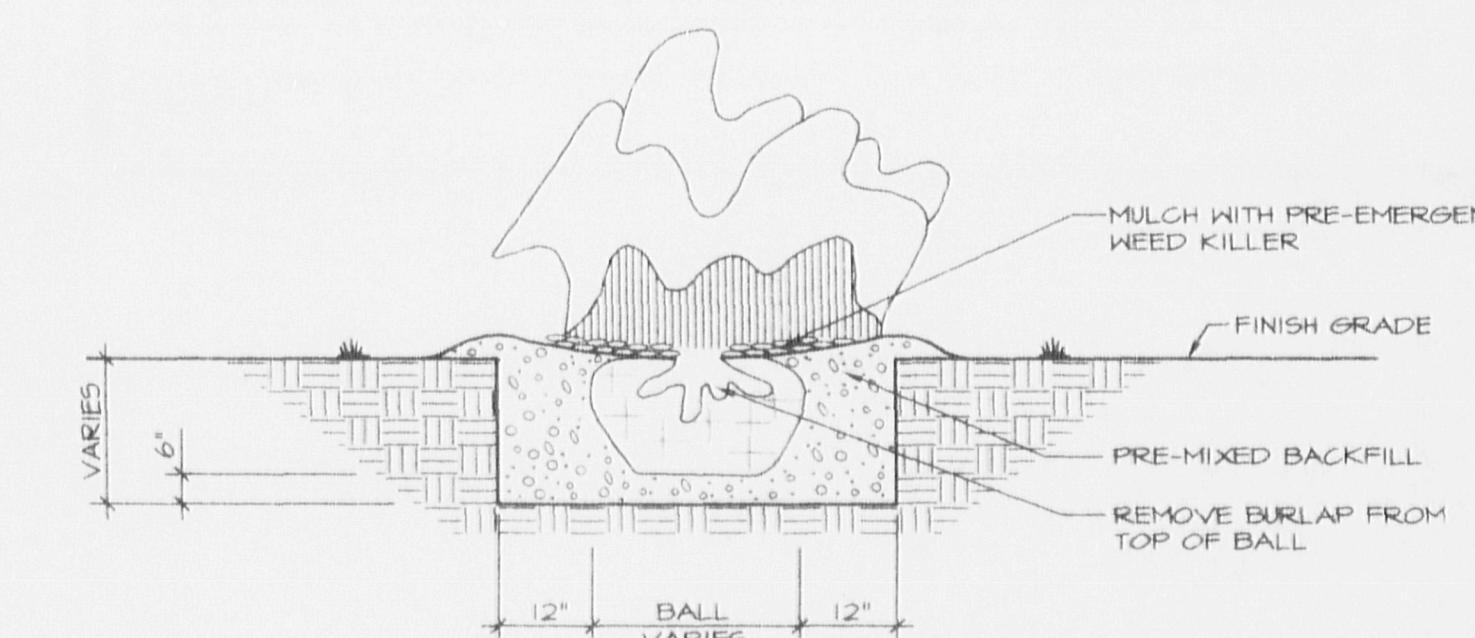
1. TOP SOIL DEPTHS FOR BEDS: 4"; FOR LAWN AND GROUND COVER AREAS: 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
5. ALL SEEDS AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
6. ALL PLANT BEDS SHALL BE SLIGHTLY MOUND.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
CCM	Chamaecyparis portifolia Platifera	Gold Map Cypress	4	5 gal.
CR	Rosa 'Nearly Wild'	Nearly Wild Rose	1	2 gal.
HBM	Hemerocallis 'Happy Returns'	'Happy Returns' daylilies	24	2 gal.
IG	Ilex Glabra	Inkberry Holly	6	3 gal.
JSC	Juniperus Chinensis Aurea	Gold Coast Juniper	6	5 gal.
MSV	Miscanthus Sinensis Variegata	Silver Variegated Grass	3	3 gal.
PC	Prunus Cistena	Sand Cherry	5	5 gal.
PFA	Pyrus Calleryana 'Aristocrat'	Aristocrat Pear	1	2-2 1/2 gal.
TD	Taxus Media Denisformis	Dense Yew	6	18"-24"
VT	Viburnum Pilcolum 'Shasta'	Shasta Viburnum	3	3'-4'



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN & DECIDUOUS SHRUBS

SHRUB PLANTING DETAIL

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744 Broadway Newburgh, N.Y. 12550

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I	SPLIT RAIL FENCE	10-6-2004
ISSUE	REVISION	DATE

Drawn By: <u>J.R.V.</u>	Drawing:
Checked By: <u>G.J.S.</u>	LANDSCAPING PLAN & DETAILS
Scale: <u>1"=20'</u>	Project: NEW ADDITION FOR
Date: <u>7-21-2004</u>	73 WINDSOR HIGHWAY
	73 WINDSOR HIGHWAY TOWN OF NEW WINDSOR

6 OF 8

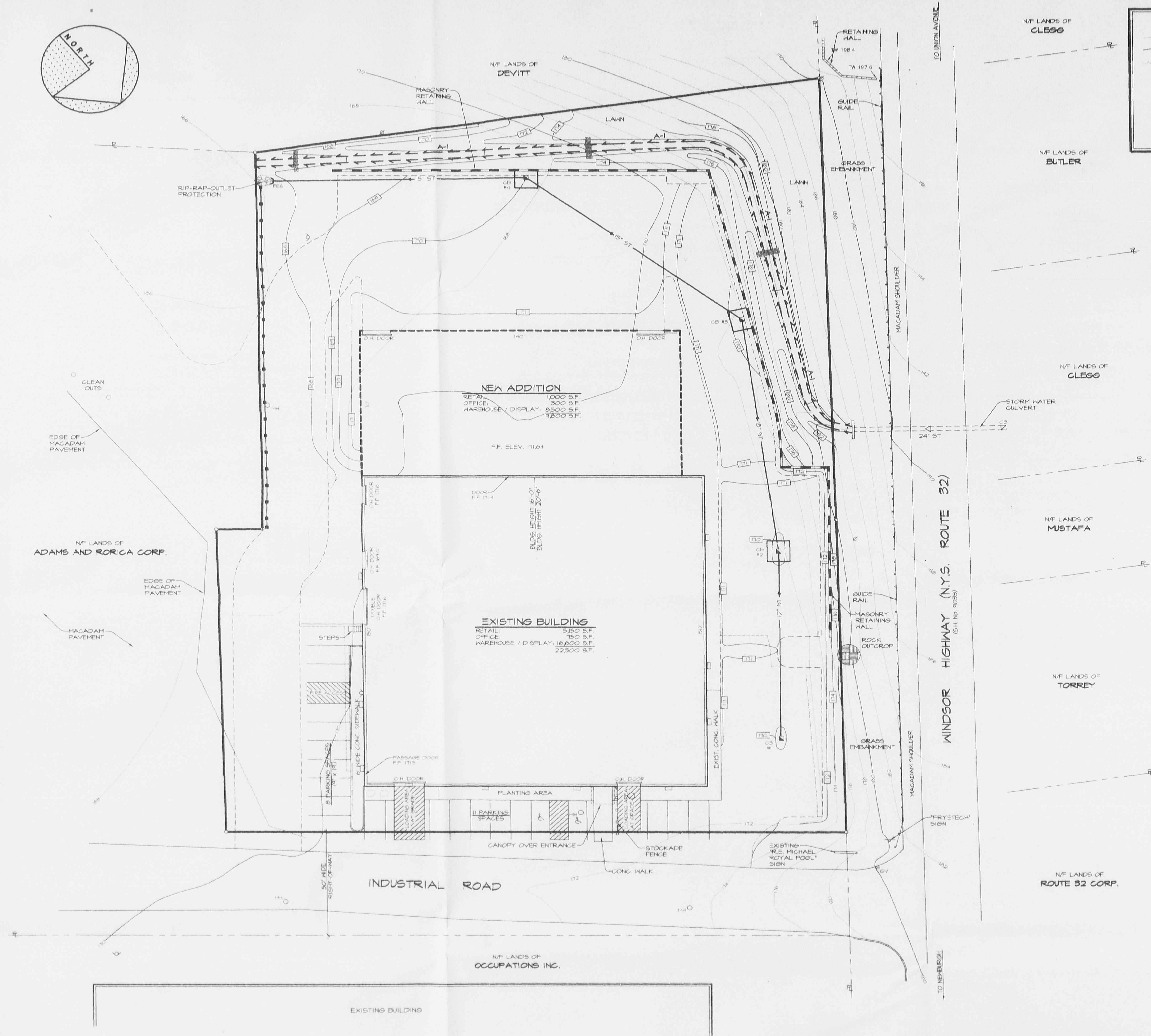
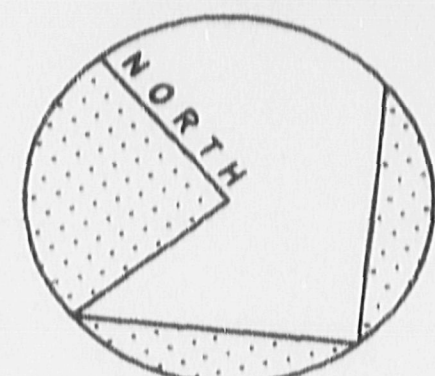
Project No. 0313

TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JAN 12 2009

By: *[Signature]*
James Patrick St. Charles, Jr.
For: *[Signature]*
Neil Schenckinger, Secretary



LEGEND

EXISTING	NEW
432 2' CONTOUR	SILT FENCE
430 10' CONTOUR	TEMPORARY DIVERSION SHALE
WOODED LINE	EXCAVATED DROP INLET PROTECTION
	FINISHED GRADE
	CATCH BASIN
	STORM SEWER
	STRAK BALES
	WOODED LINE

EROSION & SEDIMENT CONTROL MEASURES

Temporary Diversion Shaless
Temporary diversion shale will be installed in the location indicated on the drawing for the purpose of diverting stormwater.

Silt Fence
Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

Land Grading
Finish land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.
-Cut slopes will be 3:1 or flatter for maintenance by mowing, and roughened for vegetative establishment.
-Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.
-Finish grading shall contain adequate gradients so as to prevent water from standing on the surface of lawns for more than 24 hours after the end of a rainfall.
-Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.
-Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

Dust Control
Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils:

Material	Water Dilution	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	250
Resin in water	4:1	Fine Spray	300

Temporary And Permanent Seedings
Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seeded if construction does not resume in 15 days.
-Apply permanent seeding consisting of:
Empire broadcast trefoil or common white clover 5 lbs per acre
Plus tall fescue 20 lbs per acre
Plus Ryegrass 5 lbs per acre
-Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.
-The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

Topsoil/Mulching
Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoils. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.
-Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.
-Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the lawn areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.
-If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-1500 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

MAINTENANCE REQUIREMENTS AND SCHEDULES
EROSION AND SEDIMENT CONTROL MEASURES
All erosion and sediment control measures shall be inspected for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs shall be made immediately to maintain all measures as designed.
-Sediment shall be removed from behind the silt fence when it becomes approximately 6 inches deep at the fence. Insure that no concentrated flows are directed toward the fence. Replace the silt fence when "boulders" develop in the fence.
-All seeded areas shall be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.
-Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately. All sediment shall be prevented from entering the storm drains.
-Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

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Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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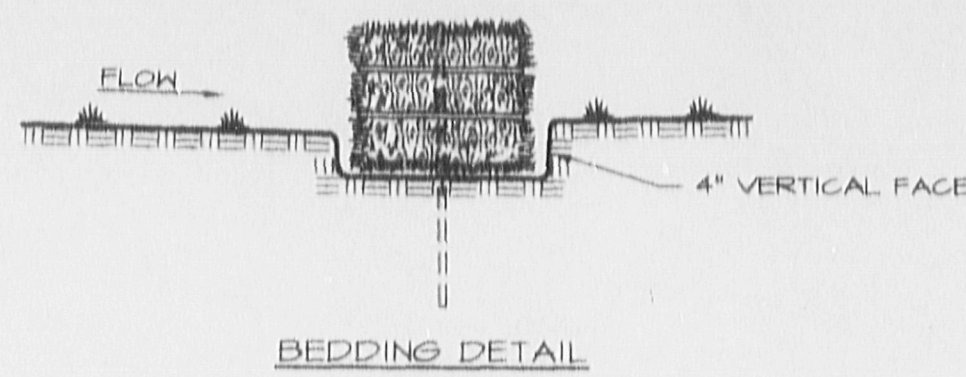
1	NO REVISION	10-8-2004
ISSUE	REVISION	DATE

Drawn By: J.R.J.
Checked By: G.J.S.
Scale: 1"=20'
Date: 7-21-2004

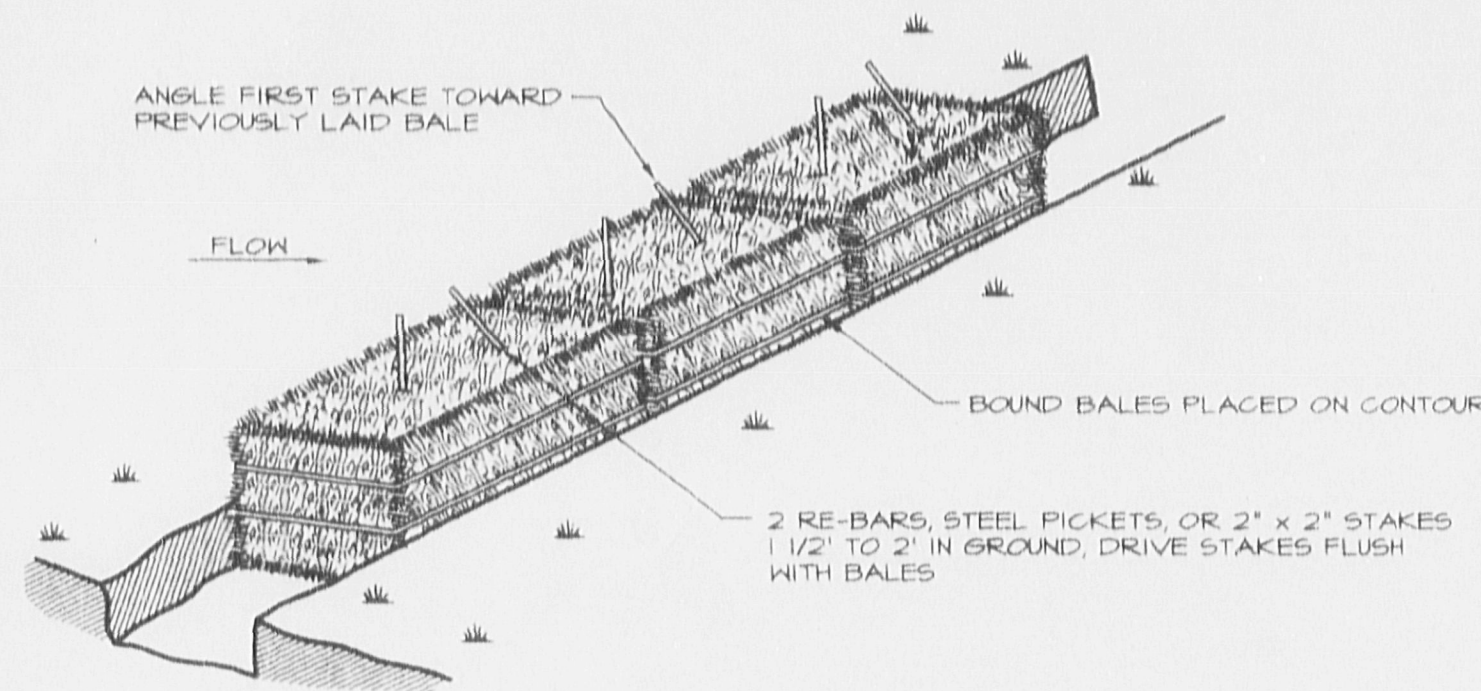
Drawing: **EROSION CONTROL PLAN & MEASURES**
Project: **NEW ADDITION FOR 73 WINDSOR HIGHWAY**
TOWN OF NEW WINDSOR, N.Y.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR
JAN 12 2005
By: [Signature]
TOWN ENGINEER, TOWN OF NEW WINDSOR

7 OF 8
Project No. 0313



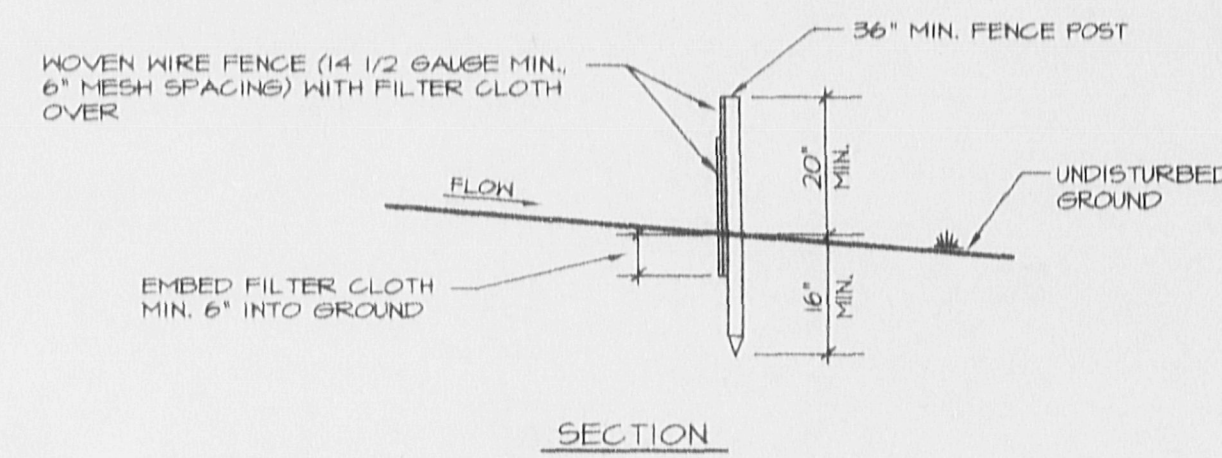
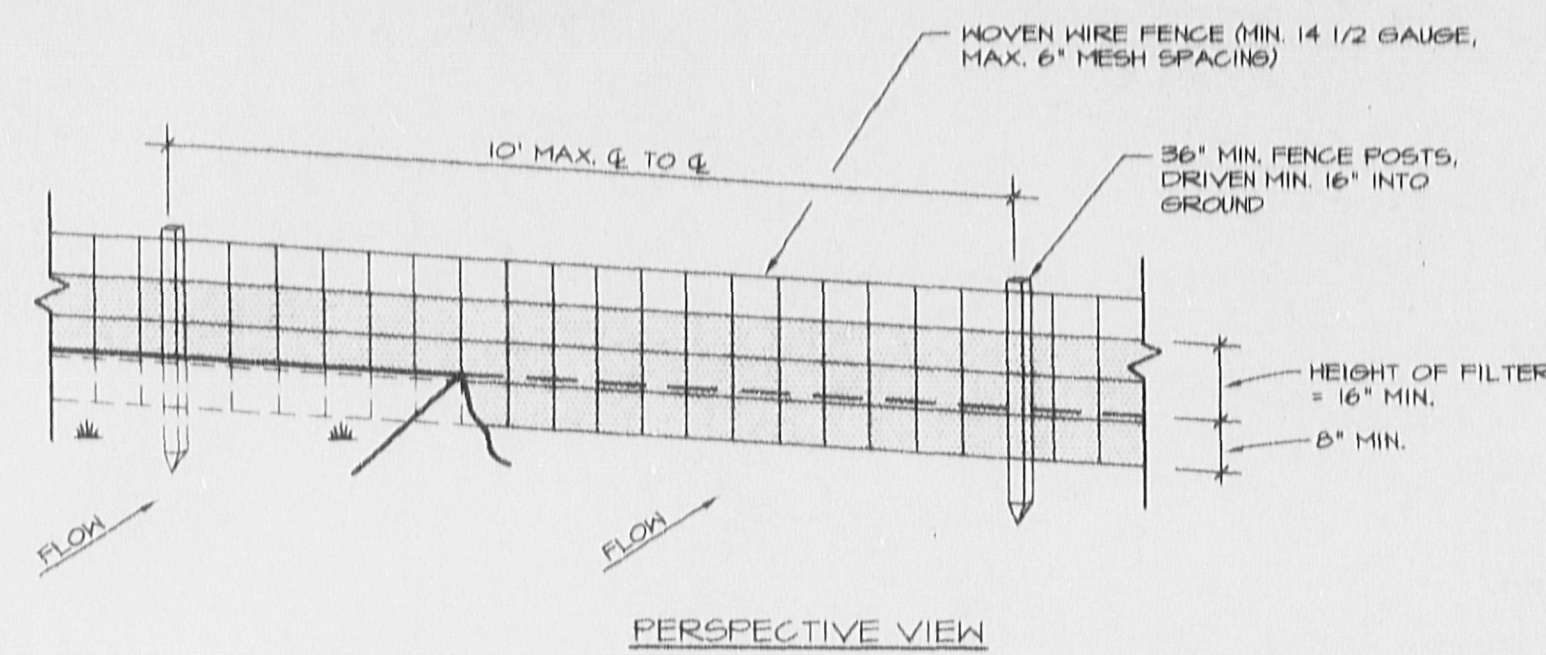
DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%



STRAW BALE DIKE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

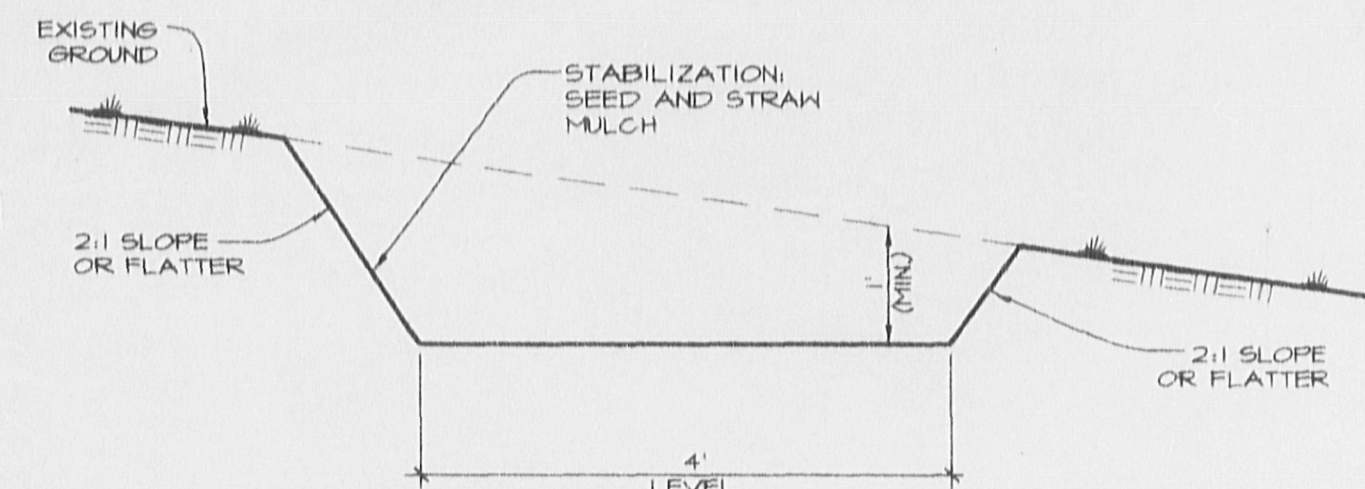
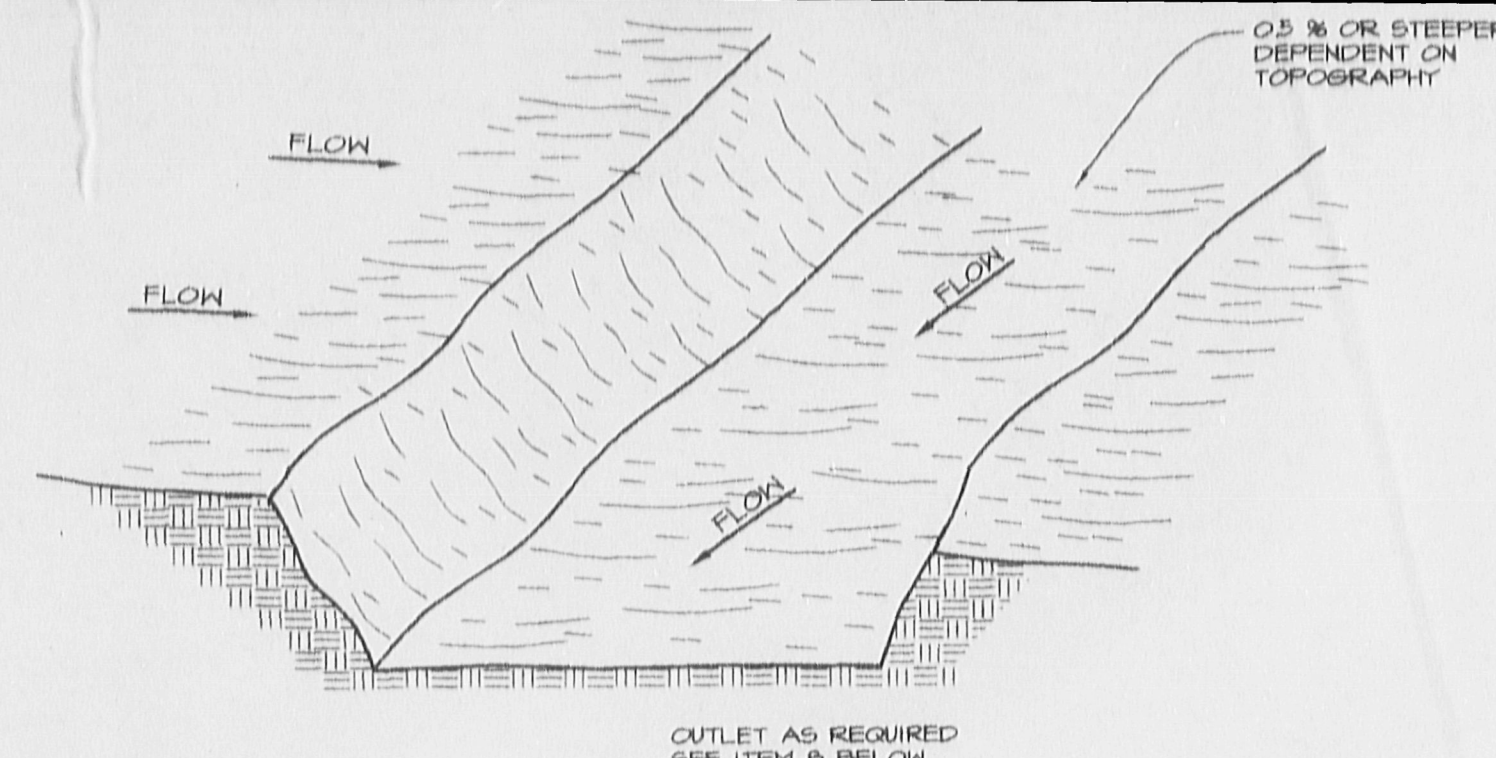
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

POSTS:
STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD

FENCE:
WOVEN WIRE 14 1/2 GAUGE 6" MAX MESH OPENING

FILTER CLOTH:
FILTER X MIRAFI 100X, STABILINKA T40N OR APPROVED EQUAL

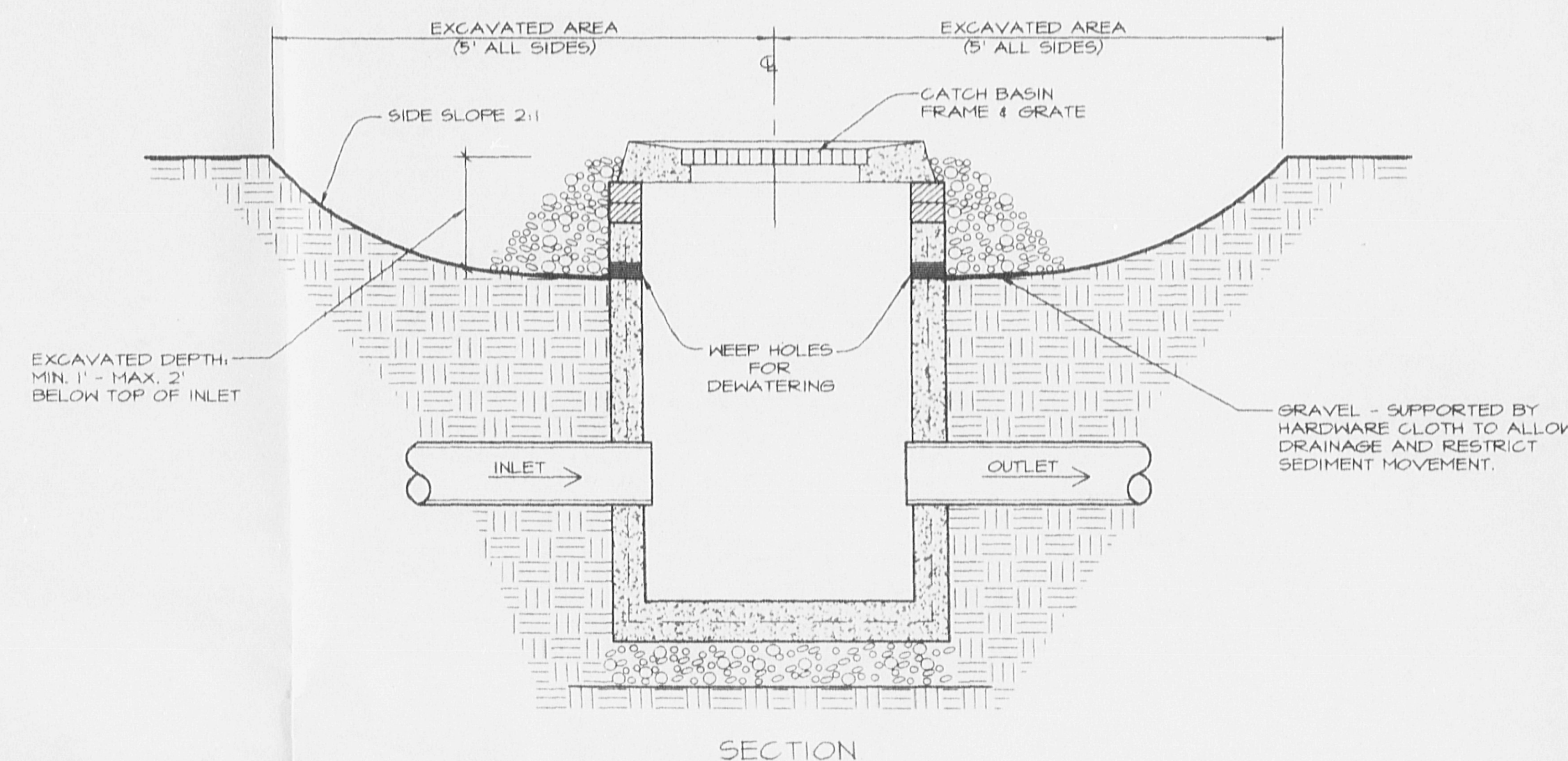
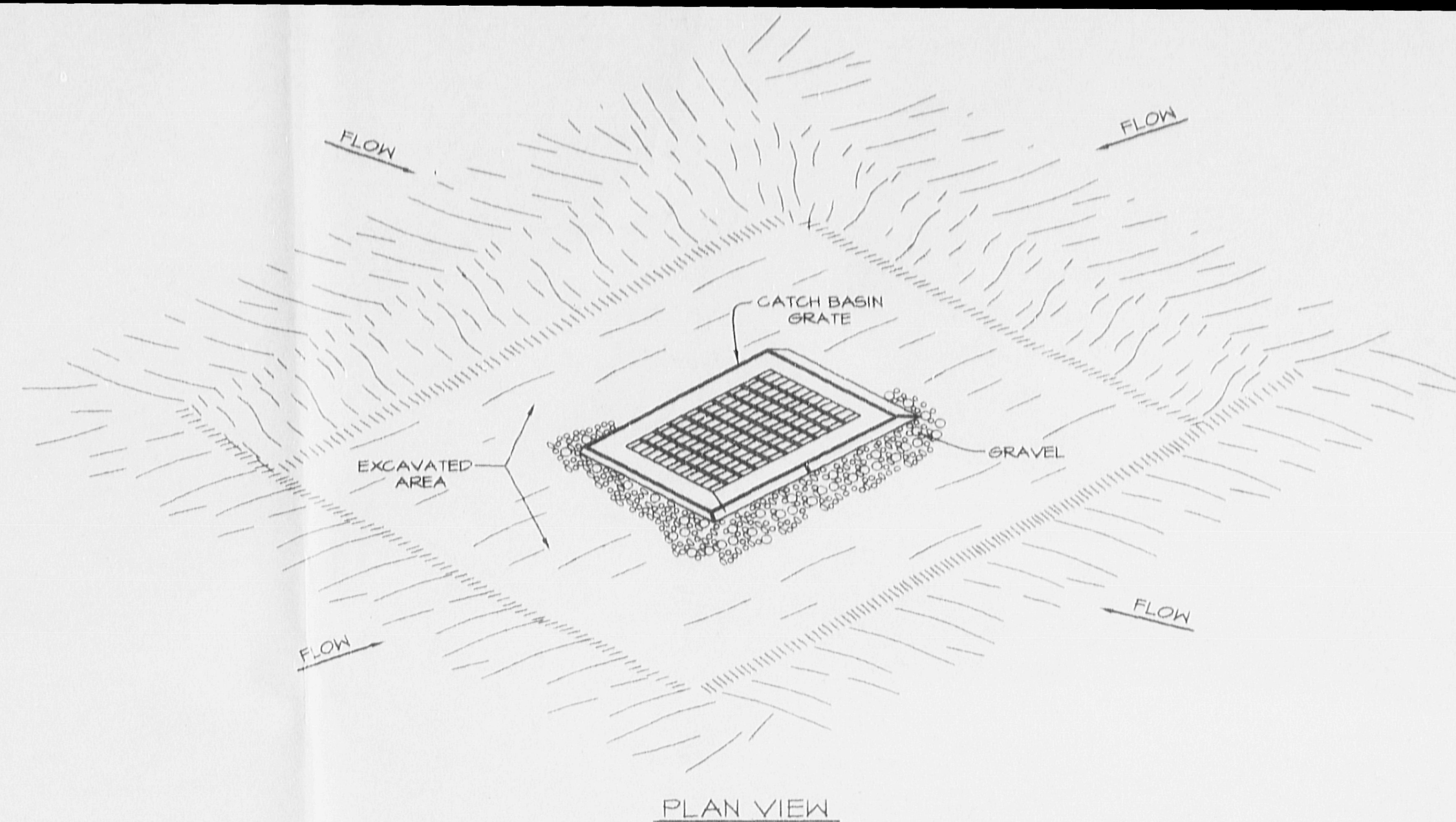
PREFABRICATED UNIT:
SECFAD, ENVIROFENCE, OR APPROVED EQUAL



TEMPORARY SWALE DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

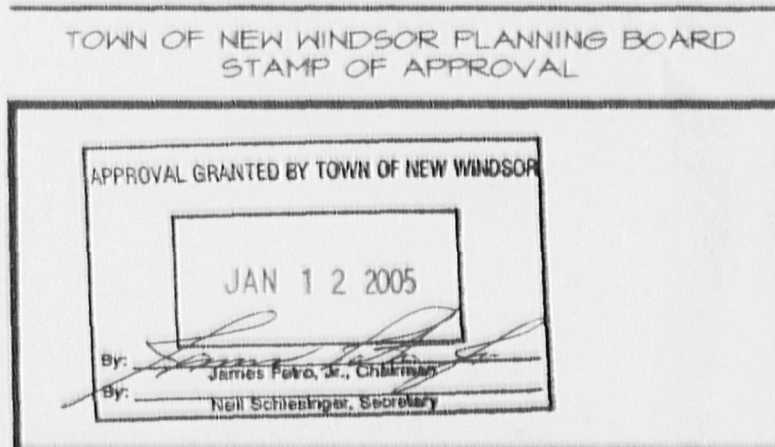
- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
- THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



EXCAVATED DROP INLET PROTECTION DETAIL
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.



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1	NO REVISION	10-8-2004
ISSUE	REVISION	DATE

Drawn By: J.R.J.	Drawing: EROSION & SEDIMENT CONTROL DETAILS	8 OF 8
Checked By: G.J.S.	Project: NEW ADDITION 73 WINDSOR HIGHWAY	Project No. 0313
Scale: 1"=20'	73 WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	
Date: 7-21-2004		